

Exhibit 1
Excerpts from altered documents

The following excerpts are some of the key alterations identified by TDHCA staff. This document does not include all identified alterations.

Excerpts from 2024 Q3 Construction Status Report (CSR). This is the CSR that caused the debarment referral.

Original third-party inspection report produced by CA Partners, Inc.	Altered version submitted to TDHCA. Alterations are in both black and red fonts. TDHCA comments analyzing those alterations are in green.
<u>1.1 Rise Residential – Application and Certificate for Payment No. 41</u> • No new change orders have been incorporated this period and the Contract Sum remains unchanged. • Work for the Period Ending: August 25, 2024 • Current Contract Sum: \$40,168,970.41 • Application and Certificate for Payment No. 41 has been signed and certified by the Project Architect dated September 20, 2024. • We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. We have indicated with an asterisk (*) next to the Percent Complete on the current G703 showing which line items are currently over drawn. We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed that some of these line items are for materials purchased. Several line items have been overdrawn more than 50% with the scope of work for the line item not started (i.e. appliances, drywall, granite, etc.). We have been informed by the Owner/Builder that the Schedule of Values need will continue to be evaluated based on recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have not received an official change order log. • General Requirement line items have been drawn to 89.41% at this time. Overhead has been drawn at 100%. GC Fee has been drawn at 100%. The project has billed for 88.83%. When removing stored materials, this percentage decreases further. It is somewhat common for general conditions to outpace actual construction when drawn on a pro-rata basis, however the current difference is significantly more than typical. We continue to recommend that funds advanced for General Conditions, Overhead, and GC Fee items be slowed or halted.	This 10 page September 2024 G702 and G703 report was deleted. Consultant / GC instead added a newer version of the doc, which was not signed by the architect Deleted: "." <u>1.1 Rise Residential – Application and Certificate for Payment No. 41</u> • No new change orders have been incorporated this period and the Contract Sum remains unchanged until the updated changer order is approved by Investor\Lender • Work for the Period Ending: August 25, 2024 • Current Contract Sum: \$40,168,970.41 • Application and Certificate for Payment No. 41 has been signed and certified by the Project Architect dated September 20, 2024. • We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. We have indicated with an asterisk (*) next to the Percent Complete on the current G703 showing which line items are currently over drawn. We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed that some of these line items are for materials purchased. Several line items have been overdrawn more than 50% with the scope of work for the line item not started (i.e. appliances, drywall, granite, etc.). We have been informed by the Owner/Builder that the Schedule of Values need will continue to be evaluated based on recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders and received an official change order updated post report inspections • General Requirement line items have been drawn to 89.41% at this time. Overhead has been drawn at 100%. GC Fee has been drawn at 100%. The project has billed for 88.83%. When removing stored materials, this percentage decreases further. It is somewhat common for general conditions to outpace actual construction when drawn on a pro-rata basis, however the current difference is Deleted: "but have not received an official change order log." significantly more than typical. We continue to recommend that funds advanced for General Conditions, Overhead, and GC Fee items be slowed or halted.

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1.5 Development/Loan Budget We have <u>not</u> received a copy of the Borrower's development budget for this project. The total project costs are not identified, and we cannot verify that the current Contract Sum or the Hard Cost request are consistent with the Contractor's Application for Payment. We have not received a copy of the Development Budget, with the current draw submission or during our pre-construction review, and we have not been able to determine if there is additional Hard Cost Contingency outside the Contractor's Schedule of Values. Approval of soft cost funding requested is left to you as an underwriting consideration.	1.5 Development/Loan Budget We have received a copy of the Borrower's development budget for this project. The total project costs are identified, and we cannot verify that the current Contract Sum or the Hard Cost request are consistent with the Contractor's Application for Payment. We have received a copy of the Development Budget, with the current draw submission or during our pre-construction review, and we have not been able to determine if there is additional Hard Cost Contingency outside the Contractor's Schedule of Values. Approval of soft cost funding requested is left to you as an underwriting consideration.																
3. CHANGE ORDERS 3.1 Current Change Orders The Contract Sum has previously been modified a total of \$6,668,970.41 by Change Order Nos. 1-19. We were previously informed by the Developer/Contractor that formal change orders will not be issued for budget reallocations without additional scope changes. The Contract Sum remains \$40,168,970.14. 3.2 Pending Change Orders - We have requested that the Borrower and/or Contractor keep us informed regarding any pending or outstanding change orders in progress during the duration of the construction project - At this time, we have not been informed of any potential change orders for this project.	3. CHANGE ORDERS 3.1 Current Change Orders The Contract Sum has previously been modified a total of \$6,668,970.41 by Change Order Nos. 1-19. We were previously informed by the Developer/Contractor that formal change orders will be issued for budget reallocation with additional costs. The Contract Sum remains \$40,168,970.14. Pending lender and invesot approval the CO will increase to \$21.4MM per GC and Construction Risk Manger for IBC. 3.2 Pending Change Orders - We have requested that the Borrower and/or Contractor keep us informed regarding any pending or outstanding change orders in progress during the duration of the construction project - At this time, we have been informed of any potential change orders for this project.																
4.3 Construction Schedule <table border="1"> <tr> <td>Contractual Completion date:</td> <td>March 21, 2023</td> </tr> <tr> <td>Contractor's estimated Substantial Completion date:</td> <td>Updated Schedule Requested</td> </tr> <tr> <td>CA Partners estimated Substantial Completion date:</td> <td>July 31, 2025</td> </tr> <tr> <td>Has occupancy started:</td> <td>No</td> </tr> </table> - Utilizing a date of commencement of March 31, 2021, and based on the contractual duration of 720-days, we calculate the contractual completion date to be March 21, 2023. This date was not met. - Based on current progress and past performance of the Contractor, CA Partners estimates that Substantial Completion will likely be achieved on July 31, 2025.	Contractual Completion date:	March 21, 2023	Contractor's estimated Substantial Completion date:	Updated Schedule Requested	CA Partners estimated Substantial Completion date:	July 31, 2025	Has occupancy started:	No	4.3 Construction Schedule <table border="1"> <tr> <td>Contractual Completion date:</td> <td>March 21, 2025</td> </tr> <tr> <td>Contractor's estimated Substantial Completion date:</td> <td>Updated Schedule Requested</td> </tr> <tr> <td>CA Partners estimated Substantial Completion date:</td> <td>July 31, 2025</td> </tr> <tr> <td>Has occupancy started:</td> <td>First building turn 11/24</td> </tr> </table> - Utilizing a date of commencement of March 31, 2021, and based on the contractual duration of 720-days, we calculate the contractual completion date to be March 21, 2025. This date can be met. - Based on current progress and past performance of the Contractor, CA Partners estimates that Substantial Completion will likely be achieved on July 31, 2025.	Contractual Completion date:	March 21, 2025	Contractor's estimated Substantial Completion date:	Updated Schedule Requested	CA Partners estimated Substantial Completion date:	July 31, 2025	Has occupancy started:	First building turn 11/24
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7.2 Estimated Completion Percentage Based on our field observations and work in place, we consider this project to be approximately 64% complete.	7.2 Estimated Completion Percentage Based on our field observations and work in place, we consider this project to be approximately 67% complete. Changed from "64% complete"

Excerpts from 2024 Q2 Construction Status Report (CSR). This additional CSR was analyzed after receiving the debarment appeals.

Original third-party inspection report produced by CA Partners, Inc.	Altered version submitted to TDHCA. Alterations are in both black and red fonts. TDHCA comments analyzing those alterations are in green.
4.2 Construction Issues Construction Progress from June 28, 2023 to August 30, 2023 slowed down. Construction pace has now picked back up during the period from August 30, 2023 to April 11, 2024. - There were approximately 20 laborers observed onsite at the time of our site visit. - CA Partners has had previous and current projects with Rise Residential, and we have had generally mixed results regarding timeliness of completion. Several Austin and DFW area projects have experienced severe delays, and based on interactions to date with this project, we would consider this project to have an elevated risk for schedule and price increases. - We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. We have indicated with an asterisk (*) on the previous G703 showing which line items are currently over drawn. We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed by the Owner/Builder that the Schedule of Values need to be reevaluated due to recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have not received an official change order log. - Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction. This work was observed in progress on March 5, 2024.	4.2 Construction Issues Construction Progress from June 28, 2023 to August 30, 2023 slowed down. Construction pace has now picked back up during the period from August 30, 2023 to April 11, 2024. - There were approximately 20 laborers observed on-site at the time of our site visit. - CA Partners has had previous and current projects with Rise Residential, and we have had generally positive results regarding timeliness of completion. - We have discussed with the Contractor that it is our opinion that several line items have been overdrawn based on what is complete in the field. We have indicated with an asterisk (*) on the previous G703 showing which line items are currently over drawn. We have not objected that the Pay Requests submitted each month are not actual cost incurred, but that the line items need additional funds allocated so they are not overdrawn compared to the amount of work remaining to be completed. We have been informed by the Owner/Builder that the Schedule of Values need to be reevaluated due to recent increases in material, labor, and logistics costs. Owner change orders are likely in the near future to address the additional costs. We have requested to be kept in the loop regarding potential change orders but have not received an official change order log. - Under slab plumbing lines, trenching for grade beams, under slab vapor barrier, and post tension cables were previously complete but due to excessive rainfall the grade beams and subgrade soils had to receive extra fill and re-compaction. This work was observed in progress on March 5, 2024. Deleted: "mixed results regarding timeliness of completion. Several Austin and DFW area projects have experienced severe delays, and based on interactions to date with this project, we would consider this project to have an elevated risk for schedule and price increases." Inserted: "positive results regarding timeliness of completion."

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4.3 Construction Schedule <table><tr><td>Contractual Completion date:</td><td>March 21, 2023</td></tr><tr><td>Contractor's estimated Substantial Completion date:</td><td>Updated Schedule Requested</td></tr><tr><td>CA Partners estimated Substantial Completion date:</td><td>March 1, 2025</td></tr><tr><td>Has occupancy started:</td><td>No</td></tr></table> - Utilizing a date of commencement of March 31, 2021, and based on the contractual duration of 720-days, we calculate the contractual completion date to be March 21, 2023. This date was not met. Based on current progress and past performance of the Contractor, CA Partners estimates that Substantial Completion will likely be achieved on March 1, 2025. - Please be aware that the Contractor's progress to date has been much slower than industry standard, and our estimated date of Substantial Completion may therefore be much more susceptible to being modified. Should construction administration, manpower, and direction all improve in the coming months, Substantial Completion could be completed sooner, however should the current level of organization continue, the completion date may be at risk of being pushed further. - Final Completion including all punchlist, cleaning and final demobilization may extend past the Substantial Completion date.	Contractual Completion date:	March 21, 2023	Contractor's estimated Substantial Completion date:	Updated Schedule Requested	CA Partners estimated Substantial Completion date:	March 1, 2025	Has occupancy started:	No	4.3 Construction Schedule Originally ended with "was not met." Inserted "due to the impact of the pandemic and supply chain related delays. Manpower shortages are affecting all jobs in DFW." <table><tr><td>Contractual Completion date:</td><td>March 21, 2023</td></tr><tr><td>Contractor's estimated Substantial Completion date:</td><td>Updated Schedule Requested</td></tr><tr><td>CA Partners estimated Substantial Completion date:</td><td>March 1, 2025</td></tr><tr><td>Has occupancy started:</td><td>No</td></tr></table> - Utilizing a date of commencement of March 31, 2021, and based on the contractual duration of 720-days, we calculate the contractual completion date to be March 21, 2023. This date was not met due to the impact of the pandemic and supply chain related delays. Manpower shortages are affecting all jobs in DFW. Based on current progress and past performance of the Contractor, CA Partners estimates that Substantial Completion will likely be achieved on March 1, 2025. - Please be aware that the Contractor's progress to date has been equal with industry standards in DFW. Should construction administration, manpower, and direction all improve in the coming months, Substantial Completion could be completed sooner, however should the current level of organization continue, the completion date may be at risk of being pushed further. - Final Completion including all punchlist, cleaning and final demobilization may extend past the Substantial Completion date. Deleted: "much slower than industry standard, and our estimated date of Substantial Completion may therefore be much more susceptible to being modified." Inserted: "equal with industry standards in DFW"	Contractual Completion date:	March 21, 2023	Contractor's estimated Substantial Completion date:	Updated Schedule Requested	CA Partners estimated Substantial Completion date:	March 1, 2025	Has occupancy started:	No
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7.2 Estimated Completion Percentage Based on our field observations and work in place, we consider this project to be approximately 53% complete.	7.2 Estimated Completion Percentage Based on our field observations and work in place, we consider this project to be approximately 73% complete. Deleted 53%. Inserted 73%																

Excerpts from 2024 Q1 Construction Status Report (CSR). None. This additional CSR was analyzed after receiving the debarment appeals. No key in-line edits were identified, but multiple pages were switched, as shown at Exhibit 7.