

24429 Escuela Nueva - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 7, 2024

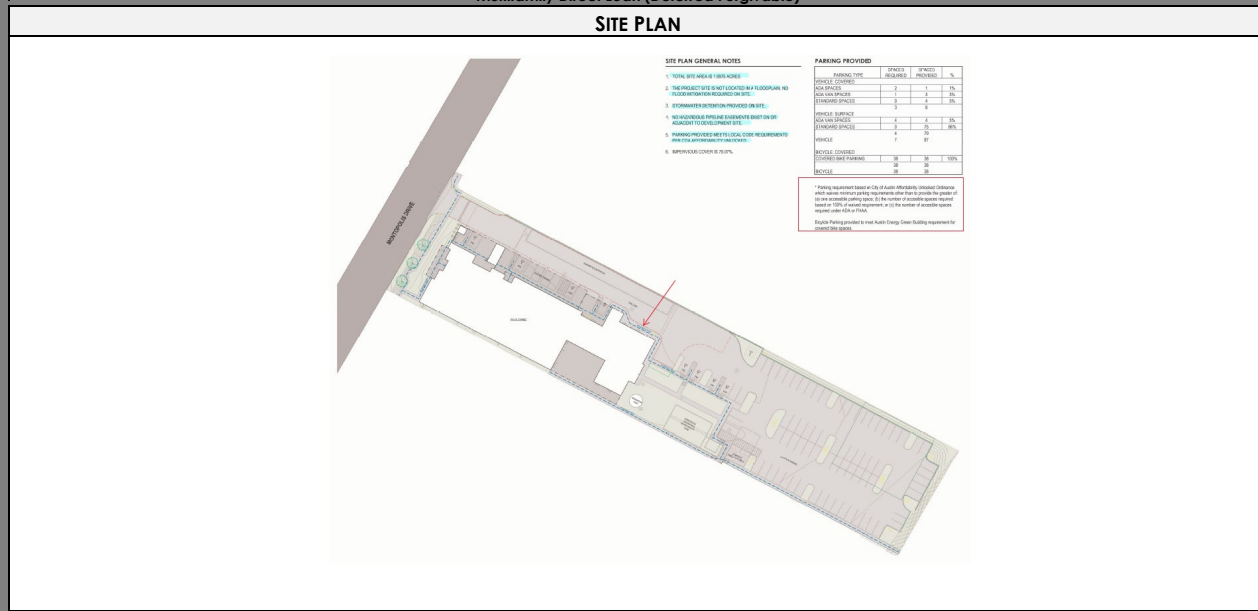
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	24429	TDHCA Program	Request	Recommended			
Development	Escuela Nueva	LIHTC (4% Credit)	\$2,417,519	\$2,417,519	\$21,206/Unit	\$0.87	
City / County	Austin / Travis		Amount	Rate	Amort	Term	Lien
Region/Area	7 / Urban	MFDL Amortized	\$4,900,000	2.00%	40	16.5	2
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPALS / SPONSOR		
Guadalupe Neighborhood Development Corporation (100% of fee)		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	35	31%	30%	20	18%
2	51	45%	40%	-	0%
3	28	25%	50%	66	58%
4	-	0%	60%	28	25%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	114	100%	TOTAL	114	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.31	Expense Ratio	✓ 42.3%
Breakeven Occ.	✓ 79.8%	Breakeven Rent	\$1,188
Average Rent	\$1,381	B/E Rent Margin	✓ \$194
Property Taxes	\$1,294/unit	Exemption/PILOT	0%
Total Expense	\$6,620/unit	Controllable	\$3,063/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓		5.5%
Highest Unit Capture Rate	① 31%	3 BR/60%	23
Dominant Unit Cap. Rate	① 13%	2 BR/50%	36
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

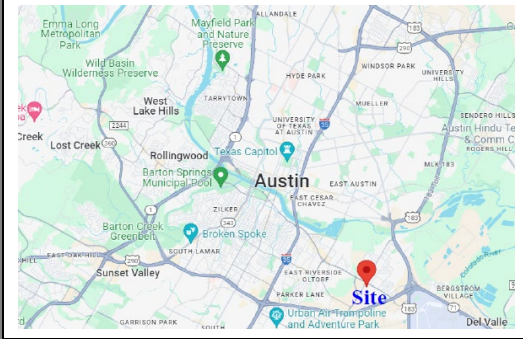
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	976 SF	Density	57.1/acre
Acquisition	\$261.54/SF	\$255K/unit	\$29,111K
Building Cost	\$261.54/SF	\$255K/unit	\$29,111K
Hard Cost	\$261.54/SF	\$255K/unit	\$29,111K
Total Cost	\$261.54/SF	\$255K/unit	\$29,111K
Developer Fee	\$3,075K (64% Deferred)		Paid Year: 7
Contractor Fee	\$4,605K	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
Churchill Stateside	16/40	6.65%	\$8,500,000	1.70	City of Austin RHDA -GO Bonds	40/40	1.00%	\$9,322,500	1.31	NEF	\$21,030,314
TDHCA-NHTF	16.5/40	2.00%	\$4,900,000	1.31	City of Austin RHDA -GO Bonds	40/40	1.00%	\$367,500	1.31	GNDC DDF	\$1,974,813
					GNDC Sponsor Loan- Grants	0/0	0.00%	\$1,970,885	1.31		
					FHLB Dallas Grant	0/0	0.00%	\$750,000	1.31		
TOTAL DEBT (Must Pay)			\$13,400,000		CASH FLOW DEBT / GRANTS			\$12,410,885		TOTAL EQUITY SOURCES	\$23,005,128
										TOTAL DEBT SOURCES	\$25,810,885
										TOTAL CAPITALIZATION	\$48,816,013

CONDITIONS

- 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 rezising on the senior debt includes the debt service on the TDHCA MDL at a minimum 1.15 DCR.

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.

BOND RESERVATION / ISSUER	
Issuer	Austin Housing PFC
Expiration Date	7/15/2024
Bond Amount	\$35,000,000
BRB Priority	Priority 1a
% Financed with Tax-Exempt Bonds	53.6%
RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	97% occupancy for HTC properties in PMA
▫	5.5% Gross Capture Rate
▫	Low expense ratio
▫	Experienced developer, attractive product
WEAKNESSES/RISKS	
▫	Narrow lot dictates more remote parking
▫	Parking ratio of less than 1 space/unit
▫	Unforeseen construction costs for high-rise
AREA MAP	
	





DEVELOPMENT IDENTIFICATION

TDHCA Application #: **24429** Program(s): **4% HTC/MDL**

Escuela Nueva

Address/Location: 2013 Montopolis Drive

City: Austin County: Travis Zip: 78741

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 7

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
MFDL Amortized	\$4,900,000	2%	40	16.5 yrs	\$4,900,000	2%	40	16.5 yrs	2	30 mos	2
LIHTC (4% Credit)	\$2,417,519				\$2,417,519						

* 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).
 ** Final construction term will be noted in the loan documents.

CONDITIONS

- 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 1.15 DCR.
- 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	20
50% of AMI	50% of AMI	66
60% of AMI	60% of AMI	28

TDHCA SET-ASIDES for DIRECT LOAN LURA		
Income Limit	Rent Limit	Number of Units
30% of AMFI	30% of AMFI	20

DEVELOPMENT SUMMARY

Escuela Nueva is a new construction general population development that will be built on approx. 1.98 acres at 2013 Montopolis Drive in Austin, Travis County, Texas. The development will consist of one 8-story high-rise elevator-served building that has 114 units. The first level of the building will be used as a Montessori school and offices for the Guadalupe Neighborhood Development Corporation (GNDC). Levels 2-8 will consist of 1, 2, and 3 bedroom residential units. Amenities include leasing office, a conference area, bike storage, mailroom, and community balconies on each level. The development expects to participate in the SMART Housing and the Austin Affordability Unlocked programs.

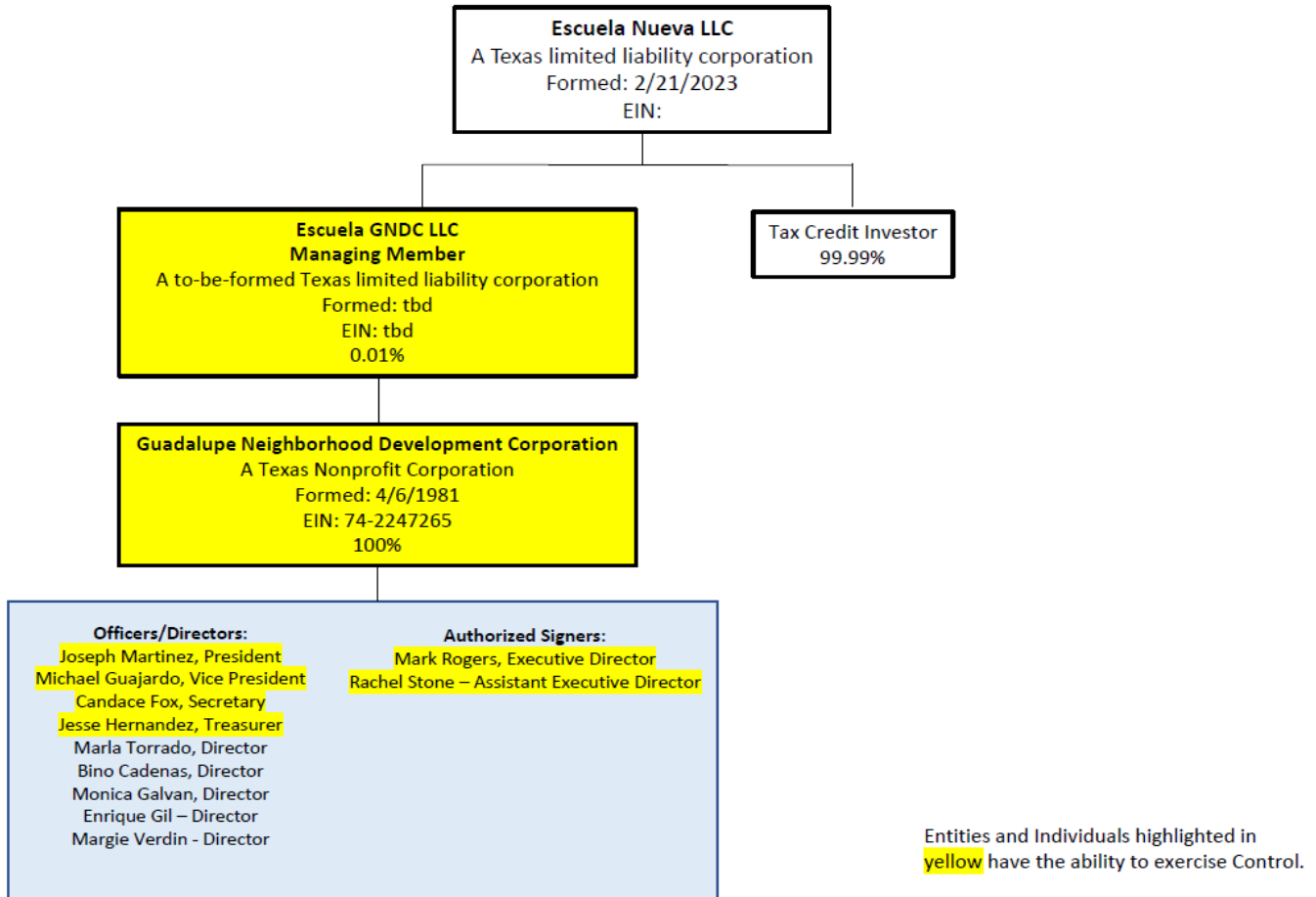
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	97% occupancy for HTC properties in PMA
▫	5.5% Gross Capture Rate
▫	Low expense ratio
▫	Experienced developer, attractive product

WEAKNESSES/RISKS	
▫	Narrow lot dictates more remote parking
▫	Parking ratio of less than 1 space/unit
▫	Unforeseen construction costs for high-rise
▫	

DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN

SITE PLAN GENERAL NOTES

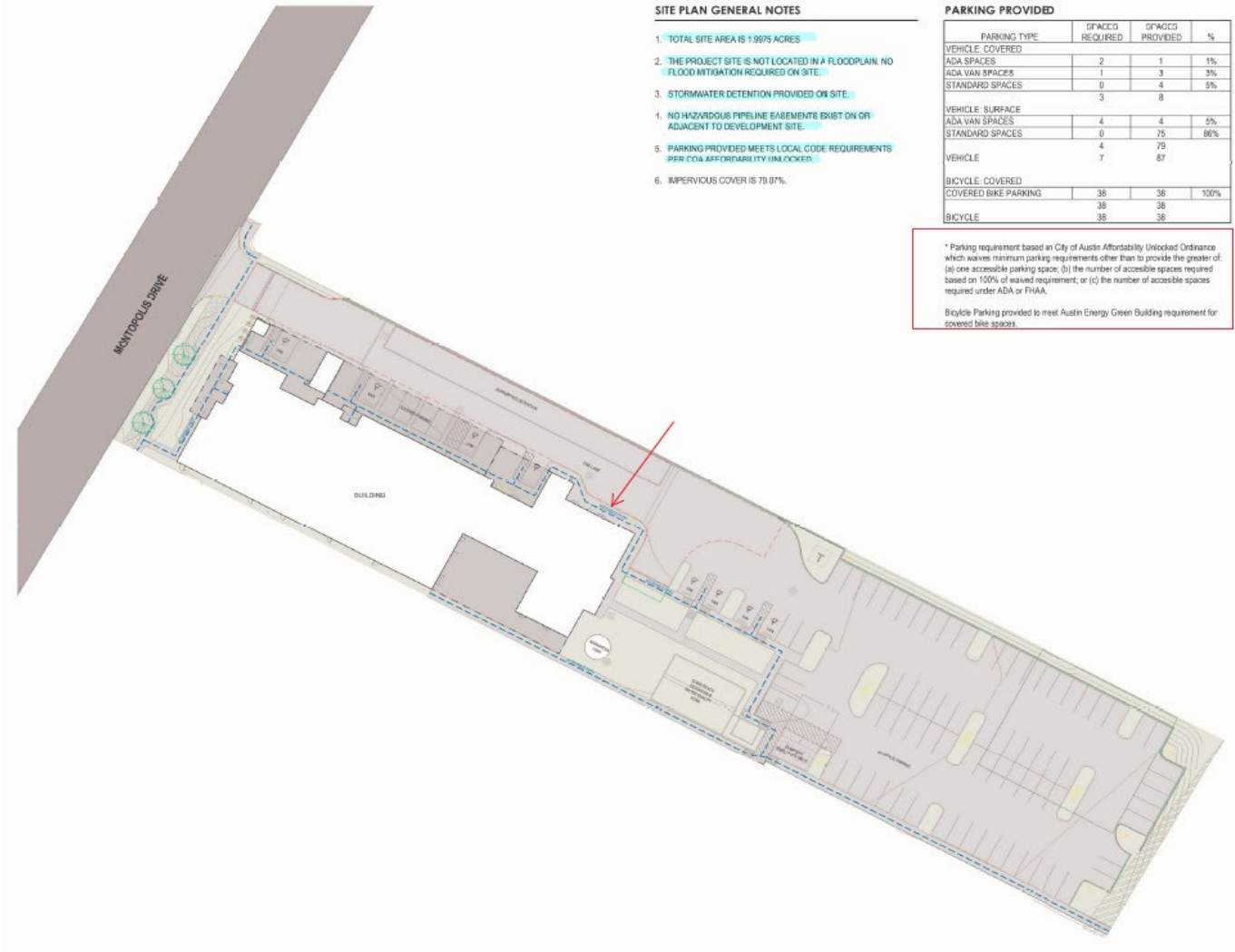
- TOTAL SITE AREA IS 1.9975 ACRES
- THE PROJECT SITE IS NOT LOCATED IN A FLOODPLAIN. NO FLOOD MITIGATION REQUIRED ON SITE.
- STORMWATER DETENTION PROVIDED ON SITE.
- NO HAZARDOUS PIPELINE EASEMENTS EXIST ON OR ADJACENT TO DEVELOPMENT SITE.
- PARKING PROVIDED MEETS LOCAL CODE REQUIREMENTS PER COA AFFORDABILITY UNLOCKED.
- IMPERVIOUS COVER IS 79.07%.

PARKING PROVIDED

PARKING TYPE	SPACCS REQUIRED	SPACCS PROVIDED	%
VEHICLE COVERED			
ADA SPACES	2	1	1%
ADA VAN SPACES	1	3	3%
STANDARD SPACES	0	4	5%
	3	8	
VEHICLE SURFACE			
ADA VAN SPACES	4	4	5%
STANDARD SPACES	0	75	98%
	4	79	
VEHICLE	7	87	
BICYCLE COVERED			
COVERED BIKE PARKING	38	38	100%
BICYCLE	38	38	

* Parking requirement based in City of Austin Affordability Unlocked Ordinance which waives minimum parking requirements other than to provide the greater of: (a) one accessible parking space; (b) the number of accessible spaces required based on 150% of waived requirement; or (c) the number of accessible spaces required under ADA or FHAA.

Bicycle Parking provided to meet Austin Energy Green Building requirement for covered bike spaces.



AERIAL



Parking	No Fee		Tenant-Paid		Total	
	Count	Cost/unit	Count	Cost/unit	Count	Cost/unit
Open Surface	79	0.7/unit	0	--	79	0.7/unit
Carport	8	0.1/unit	0	--	8	0.1/unit
Garage	0	--	0	--	0	--
Total Parking	87	0.8/unit	0	--	87	0.8/unit

Comments:

Since this property meets the affordability requirements set forth in Austin's Land Development Code, the project is not subject to parking requirements. The total number of on-site parking proposed is 87 spaces (79 open surface and 7 carport spaces). For the proposed number of parking spaces, the Texas Accessibility Standards will require that a minimum number of 7 accessible spaces will be required. The current site plan meets TAS standards. Bicycle spaces will also be required for this development and shall follow requirements set forth in the Austin Energy Green Building program. Consequently, the Site Plan has 38 bicycle spaces. All parking, including carport spaces, will be provided at no charge to the residents.

BUILDING ELEVATION



BUILDING CONFIGURATION

Building Type	1												Total Buildings
Floors/Stories	8												
Number of Bldgs	1												1
Units per Bldg	114												
Total Units	114												114
Avg. Unit Size (SF)		976 sf	Total NRA (SF)		111,307		Common Area (SF)*		6,539				

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 1.9975 acres Density: 57.1 units/acre
Site Control: 1.9840 **Site Plan:** 1.984 **Appraisal:** 0 **ESA:** 1.984
Feasibility Report Survey: 1.998 **Feasibility Report Engineer's Plan:** 0 **Existing LURA:** 0

Control Type: Memorandum of Understanding with Option to Lease

Development Site: 1.9975 acres Cost: \$0 \$0 per unit

Lessor: Escuela Montessori de Montopolis

Lessee: Guadalupe Neighborhood Development Corporation

Related-Party Seller/Identity of Interest: No

Comments:
 Guadalupe Neighborhood Development Corporation is the project's Owner, Developer, and Guarantor. Escuela Montessori de Montopolis owns the land and will ground lease the land to the partnership.

SITE INFORMATION

Flood Zone: Zone X Scattered Site? No
 Zoning: ERC Within 100-yr floodplain? No
 Re-Zoning Required? No Utilities at Site? Yes
 Year Constructed: N/A Title Issues? No

Current Uses of Subject Site:
 There is an existing 1-story school with an existing parking lot that will be demolished.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Progea Date: 1/8/2024

Recognized Environmental Conditions (RECs) and Other Concerns:
 □ None

MARKET ANALYSIS

Provider: Apartment MarketData, LLC

Date: 1/24/2024

Primary Market Area (PMA): 37.57 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
19411	Bridge at Canyon View	Yes	New	General	144	215
21063	Parker Apartments	Yes	New	General	123	123
21458	Meadow Apartments	Yes	New	General	240	288
22449	Easton Park Multifamily Apartments	Yes	New	General	90	150
22450	Airport Gateway Apartments	Yes	New	General	189	288

Other Affordable Developments in PMA since 2018

18015	Cambrian East Riverside		New	General	N/A	65
18601	Riverside Townhomes		A/R	General	N/A	128
19434	Limestone Ridge Senior Apartments		New	Elderly	N/A	225
20408	Vi Collina		New	General	N/A	170
20419	Woodway Village		A/R	General	N/A	160
20447	Franklin Park Apartments		A/R	General	N/A	163
20494	La Cima		New	General	N/A	260
20623	Bella Vista		A/R	General	N/A	100
20701	City Heights		New	Elderly	N/A	179
22489	Woodway Square		A/R	General	N/A	240

Stabilized Affordable Developments in PMA

Total Units	4,819
Total Developments	26
Average Occupancy	96.6%

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	42,054			
Potential Demand from the Primary Market Area	15,000			
10% External Demand	1,500			
Potential Demand from Other Sources	0			
GROSS DEMAND	16,500			

Subject Affordable Units	114			
Unstabilized Competitive Units	786			
RELEVANT SUPPLY	900			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE				
	5.5%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
--------------------	----------------	---------------------	--------------	------------------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	3,567	357	20	38	1.5%
50% AMGI	4,056	406	66	235	6.7%
60% AMGI	7,376	738	28	513	6.7%

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	702	70	7	4	1.4%
1 BR/50%	1,214	121	28	77	7.9%
2 BR/30%	738	74	10	23	4.1%
2 BR/50%	1,018	102	36	111	13.1%
2 BR/60%	1,094	109	5	280	23.7%
3 BR/30%	475	48	3	11	2.7%
3 BR/50%	333	33	2	47	13.4%
3 BR/60%	749	75	23	233	31.1%

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$1,031,053	Avg. Rent:	\$1,381	Expense Ratio:	42.3%
Debt Service:	\$786,160	B/E Rent:	\$1,188	Controllable Expenses:	\$3,063
Net Cash Flow:	\$244,893	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,294
Aggregate DCR:	1.31	B/E Occupancy:	79.8%	Program Rent Year:	2024

The Lender signed a long-term pro forma that includes an \$12,000 in annual expense for Supportive Services. Pursuant to §11.302(d)(2)(K), the estimated expenses underwritten at Application will be included in the DCR calculation at Cost Cert regardless if actually incurred.

As presented, breakeven occupancy occurs with 23 units vacant (underwritten at 9).

The 15 year residual cash flow is \$3.2M after deferred developer fee is paid off in year 7.

Average rent is \$194 above break-even.

Landlord is paying for all utilities.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$/ac	\$/unit	\$0	Contractor Fee	\$4,604,822
Off-site + Site Work		\$17,739/unit	\$2,022,268	Soft Cost + Financing	\$7,300,577
Building Cost	\$261.54/sf	\$255,359/unit	\$29,110,944	Developer Fee	\$3,075,000
Contingency	6.35%	\$17,354/unit	\$1,978,368	Reserves	\$724,034
Total Development Cost		\$428,211/unit	\$48,816,013	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Located in QCT with > 20% HTC units/HH with local Resolution			

Acquisition:

Escuela Nueva is a non profit child care provider that owns the land that the development will sit on. They will ground lease the land to the partnership and rent for a nominal fee the commercial space to be used as a child care center for low income families.

Site Work:

\$163,527 will be for the demolition of the current school and office building, which will be rebuilt on the ground level of the new multi-family building.

Building Cost:

\$923K in Special Construction contributes to the fire protection systems to meet the high-rise apartment requirements. There is additional ventilation required for the protection of the elevator and stair shafts due to the high-rise condition. Conditioning for the amenity areas outside the NRA of the units also requires dedicated outside air and energy recovery ventilators (ERV). Due to their locations in the buildings, this required more separate units with longer runs than a low-rise building.

Underwriter used contractor's schedule of values to help determine the building cost for the 8 story multi-family complex which will include a daycare and school on the ground floor. Underwriter also used Marshall & Swift's "good" quality construction values to help estimate the higher cost of steel and concrete framing. This high-rise design uses special footings for the foundation as well extensive above-grade concrete work. The elevator and stair shafts are site-poured concrete for this building. The second floor of the building is a post-tensioned podium deck supported on columns, which contributes to the increased building cost. While coming in approximately \$1M higher than Applicant's budget, Underwriter's estimate still compares favorably with only a 3.4% variance.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$48,816,013	\$46,490,745	\$2,417,520

UNDERWRITTEN CAPITALIZATION

BOND RESERVATION			
Issuer	Amount	Reservation Date	Priority
Austin Housing PFC	\$35,000,000	1/17/2024	Priority 1a
Closing Deadline			
7/15/2024			

Percent of Cost Financed by Tax-Exempt Bonds	53.6%
---	--------------

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Churchill Stateside	Construction to Perm	\$25,000,000	6.75%	53%
TDHCA-NHTF	MFDL Loan	\$5,200,000	2.00%	11%
NEF	HTC	\$3,045,769	\$0.84	6%
City of Austin RHDA -GO Bonds	Local Government Grant	\$9,322,500	1.00%	20%
GNDC DDF	Deferred Developer Fee	\$2,700,000	0.00%	6%
City of Austin RHDA -GO Bonds	Direct Loan Match	\$367,500	0.00%	1%
GNDC Sponsor Loan- Grants	Grants	\$1,027,764	0.00%	2%
FHLB Dallas Grant	Grant	\$750,000	0.00%	2%
		\$47,413,533	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Churchill Stateside	\$8,500,000	6.65%	40	16.0	\$8,500,000	6.65%	40	16.0	17%
TDHCA-NHTF	\$4,900,000	2.00%	40	16.5	\$4,900,000	2.00%	40	16.5	10%
City of Austin RHDA -GO Bonds	\$9,322,500	1.00%	40	40.0	\$9,322,500	1.00%	40	40.0	19%
City of Austin RHDA -GO Bonds	\$367,500	1.00%	40	40.0	\$367,500	1.00%	40	40.0	1%
GNDC Sponsor Loan- Grants	\$1,970,885	0.00%	0	0.0	\$1,970,885	0.00%	0	0.0	4%
FHLB Dallas Grant	\$750,000	0.00%	0	0.0	\$750,000	0.00%	0	0.0	2%
Total	\$25,810,885				\$25,810,885				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
NEF	\$20,305,127	\$0.84		\$21,030,314	\$0.87	43%	
GNDC DDF	\$2,700,000		88%	\$1,974,813		4%	64%
Total	\$23,005,127			\$23,005,128			
				\$48,816,013	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.952	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.824	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$48,816,013
Permanent Sources (debt + non-HTC equity)	\$25,810,885
Gap in Permanent Financing	\$23,005,128

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$21,030,321	\$2,417,520
Needed to Balance Sources & Uses	\$23,005,128	\$2,644,532
Requested by Applicant	\$21,030,314	\$2,417,519

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$21,030,314	\$2,417,519

Deferred Developer Fee	\$1,974,813	(64% deferred)
Repayable in	7 years	

Recommendation:

Underwriter recommends an annual 4% HTC allocation of \$2,417,519 as requested by applicant.

Underwriter also recommends a second lien Multifamily Direct Loan in the amount of \$4,900,000 at a 2.00% interest rate for a 16 year term with payments based on a 40 year amortization. Under these terms, the annualized monthly debt service payment is \$178,061. The construction term is 30 months.

Underwriter:	<i>Deborah Willson</i>
Manager of Real Estate Analysis:	<i>Gregg Kazak</i>
Director of Real Estate Analysis:	<i>Jeanna Adams</i>

UNIT MIX/RENT SCHEDULE
Escuela Nueva, Austin, 4% HTC/MDL #24429

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	\$0
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	NHTF	ARP	Match
Eff	-	0.0%	0	0	0	0
1	35	30.7%	0	7	0	15
2	51	44.7%	0	10	0	17
3	28	24.6%	0	3	0	8
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	114	100.0%	-	20	-	40

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	976 sf

49%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average	# Units	-	20	-	66	28	-	-	-	114
Income	% Total	0.0%	17.5%	0.0%	57.9%	24.6%	0.0%	0.0%	0.0%	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%	\$708	NHTF 30%	\$709	0	7	1	1	648	\$708	\$0	\$708	\$0	\$1.09	\$708	\$4,956	\$4,956	\$708	\$1.09	\$0	\$1,628	\$2.51	\$1,628
TC 50%	\$1,181			14	14	1	1	648	\$1,181	\$0	\$1,181	\$0	\$1.82	\$1,181	\$16,534	\$16,534	\$1,181	\$1.82	\$0	\$1,628	\$2.51	\$1,628
TC 50%	\$1,181			0	13	1	1	648	\$1,181	\$0	\$1,181	\$0	\$1.82	\$1,181	\$15,353	\$15,353	\$1,181	\$1.82	\$0	\$1,628	\$2.51	\$1,628
TC 50%	\$1,181			1	1	1	1	648	\$1,181	\$0	\$1,181	\$0	\$1.82	\$1,181	\$1,181	\$1,181	\$1,181	\$1.82	\$0	\$1,628	\$2.51	\$1,628
TC 30%	\$850	NHTF 30%	\$851	3	3	2	1	955	\$850	\$0	\$850	\$0	\$0.89	\$850	\$2,550	\$2,550	\$850	\$0.89	\$0	\$1,983	\$2.08	\$1,983
TC 50%	\$1,417			13	13	2	1	955	\$1,417	\$0	\$1,417	\$0	\$1.48	\$1,417	\$18,421	\$18,421	\$1,417	\$1.48	\$0	\$1,983	\$2.08	\$1,983
TC 50%	\$1,417			0	12	2	1	955	\$1,417	\$0	\$1,417	\$0	\$1.48	\$1,417	\$17,004	\$17,004	\$1,417	\$1.48	\$0	\$1,983	\$2.08	\$1,983
TC 30%	\$850	NHTF 30%	\$851	0	7	2	2	1,063	\$850	\$0	\$850	\$0	\$0.80	\$850	\$5,950	\$5,950	\$850	\$0.80	\$0	\$2,043	\$1.92	\$2,043
TC 50%	\$1,417			1	1	2	2	1,063	\$1,417	\$0	\$1,417	\$0	\$1.33	\$1,417	\$1,417	\$1,417	\$1,417	\$1.33	\$0	\$2,043	\$1.92	\$2,043
TC 50%	\$1,417			0	10	2	2	1,063	\$1,417	\$0	\$1,417	\$0	\$1.33	\$1,417	\$14,170	\$14,170	\$1,417	\$1.33	\$0	\$2,043	\$1.92	\$2,043
TC 60%	\$1,701			0	3	2	2	1,063	\$1,701	\$0	\$1,701	\$0	\$1.60	\$1,701	\$5,103	\$5,103	\$1,701	\$1.60	\$0	\$2,043	\$1.92	\$2,043
TC 60%	\$1,701			0	2	2	2	1,106	\$1,701	\$0	\$1,701	\$0	\$1.54	\$1,701	\$3,402	\$3,402	\$1,701	\$1.54	\$0	\$2,103	\$1.90	\$2,103
TC 30%	\$982	NHTF 30%	\$983	0	3	3	2	1,323	\$982	\$0	\$982	\$0	\$0.74	\$982	\$2,946	\$2,946	\$982	\$0.74	\$0	\$2,715	\$2.05	\$2,715
TC 50%	\$1,638			1	1	3	2	1,323	\$1,638	\$0	\$1,638	\$0	\$1.24	\$1,638	\$1,638	\$1,638	\$1,638	\$1.24	\$0	\$2,715	\$2.05	\$2,715
TC 50%	\$1,638			0	1	3	2	1,323	\$1,638	\$0	\$1,638	\$0	\$1.24	\$1,638	\$1,638	\$1,638	\$1,638	\$1.24	\$0	\$2,715	\$2.05	\$2,715
TC 60%	\$1,965			0	12	3	2	1,323	\$1,965	\$0	\$1,965	\$0	\$1.49	\$1,965	\$23,580	\$23,580	\$1,965	\$1.49	\$0	\$2,715	\$2.05	\$2,715
TC 60%	\$1,965			7	7	3	2	1,351	\$1,965	\$0	\$1,965	\$0	\$1.45	\$1,965	\$13,755	\$13,755	\$1,965	\$1.45	\$0	\$2,746	\$2.03	\$2,746
TC 60%	\$1,965			0	4	3	2	1,351	\$1,965	\$0	\$1,965	\$0	\$1.45	\$1,965	\$7,860	\$7,860	\$1,965	\$1.45	\$0	\$2,746	\$2.03	\$2,746
TOTALS/AVERAGES:					114			11,307				\$0	\$1.41	\$1,381	\$157,458	\$157,458	\$1,381	\$1.41	\$0	\$2,070	\$2.12	\$2,070

ANNUAL POTENTIAL GROSS RENT:		\$1,889,496	\$1,889,496
-------------------------------------	--	--------------------	--------------------

*MFDL units float among Unit Types

STABILIZED PRO FORMA

Escuela Nueva, Austin, 4% HTC/MDL #24429

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				\$1.41	\$1,381	\$1,889,496	\$1,889,496	\$1,381	\$1.41		0.0%	\$0
Late Fees and Pet Deposits					\$30.00	\$41,040						
Total Secondary Income					\$30.00		\$41,040	\$30.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$1,930,536	\$1,930,536				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI		(144,790)	(144,790)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$1,785,746	\$1,785,746				0.0%	\$0

General & Administrative	\$71,801	\$630/Unit	\$94,035	\$825	2.51%	\$0.40	\$393	\$44,800	\$44,800	\$393	\$0.40	2.51%	0.0%	-
Management	\$65,063	3.3% EGI	\$71,552	\$628	4.65%	\$0.75	\$728	\$82,953	\$83,037	\$728	\$0.75	4.65%	-0.1%	(85)
Payroll & Payroll Tax	\$165,209	\$1,449/Unit	\$178,273	\$1,564	7.70%	\$1.24	\$1,206	\$137,500	\$137,500	\$1,206	\$1.24	7.70%	0.0%	-
Repairs & Maintenance	\$100,105	\$878/Unit	\$95,313	\$836	4.73%	\$0.76	\$741	\$84,500	\$74,100	\$650	\$0.67	4.15%	14.0%	10,400
Electric/Gas	\$40,494	\$355/Unit	\$30,213	\$265	1.01%	\$0.16	\$158	\$18,000	\$40,494	\$355	\$0.36	2.27%	-55.5%	(22,494)
Water, Sewer, & Trash	\$94,708	\$831/Unit	\$89,941	\$789	3.61%	\$0.58	\$565	\$64,400	\$89,941	\$789	\$0.81	5.04%	-28.4%	(25,541)
Property Insurance	\$63,111	\$0.57 /sf	\$95,525	\$838	6.16%	\$0.99	\$965	\$110,000	\$110,000	\$965	\$0.99	6.16%	0.0%	-
Property Tax (@ 100%) 2.696147	\$109,768	\$963/Unit	\$78,964	\$693	8.26%	\$1.33	\$1,294	\$147,500	\$147,500	\$1,294	\$1.33	8.26%	0.0%	-
Reserve for Replacements					1.92%	\$0.31	\$300	\$34,200	\$34,200	\$300	\$0.31	1.92%	0.0%	-
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
Supportive Services					0.67%	\$0.11	\$105	\$12,000	\$12,000	\$105	\$0.11	0.67%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.26%	\$0.04	\$40	\$4,560	\$4,560	\$40	\$0.04	0.26%	0.0%	-
TDHCA MDL Compliance (\$34/MDL unit)					0.04%	\$0.01	\$6	\$680	\$0	\$0.00	\$0.00	0.00%	0.0%	680
TDHCA Bond Compliance Fee					0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
Bond Trustee Fees					0.28%	\$0.04	\$44	\$5,000	\$5,000	\$44	\$0.04	0.28%	0.0%	-
Issuer Ongoing Compliance Fees					0.48%	\$0.08	\$75	\$8,500	\$8,500	\$75	\$0.08	0.48%	0.0%	-
Security					0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
land Lease					0.01%	\$0.00	\$1	\$100	\$100	\$1	\$0.00	0.01%	0.0%	-
TOTAL EXPENSES					42.26%	\$6.78	\$6,620	\$754,693	\$791,731	\$6,945	\$7.11	44.34%	-4.7%	\$ (37,039)
NET OPERATING INCOME ("NOI")					57.74%	\$9.26	\$9,044	\$1,031,053	\$994,014	\$8,719	\$8.93	55.66%	3.7%	\$ 37,039

CONTROLLABLE EXPENSES							\$3,063/Unit							\$3,393/Unit
------------------------------	--	--	--	--	--	--	--------------	--	--	--	--	--	--	--------------

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Escuela Nueva, Austin, 4% HTC/MDL #24429

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Churchill Stateside		1.63	1.70	608,099	6.65%	40	16.0	\$8,500,000	\$8,500,000	16.0	40.0	6.65%	\$608,099	1.70	17.4%
TDHCA-NHTF		1.26	1.31	\$178,061	2.00%	40	16.5	\$4,900,000	\$4,900,000	16.5	40.0	2.00%	\$178,061	1.31	10.0%
CASH FLOW DEBT / GRANTS															
City of Austin RHDA -GO Bonds		1.26	1.31		1.00%	40	40.0	\$9,322,500	\$9,322,500	40.0	40.0	1.00%	\$0	1.31	19.1%
City of Austin RHDA -GO Bonds		1.26	1.31		1.00%	40	40.0	\$367,500	\$367,500	40.0	40.0	1.00%	\$0	1.31	0.8%
GNDC Sponsor Loan- Grants		1.26	1.31		0.00%	0	0.0	\$1,970,885	\$1,970,885	0.0	0.0	0.00%		1.31	4.0%
FHLB Dallas Grant		1.26	1.31		0.00%	0	0.0	\$750,000	\$750,000	0.0	0.0	0.00%		1.31	1.5%
				\$786,160	TOTAL DEBT / GRANT SOURCES			\$25,810,885	\$25,810,885	TOTAL DEBT SERVICE			\$786,160	1.31	52.9%
NET CASH FLOW		\$207,854	\$244,893						APPLICANT	NET OPERATING INCOME	\$1,031,053	\$244,893	NET CASH FLOW		

EQUITY SOURCES													
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method		
NEF	LIHTC Equity	41.6%	\$2,417,519	\$0.84	\$20,305,127	\$21,030,314	\$0.87	\$2,417,519	43.1%	\$21,206	Applicant Request		
GNDC DDF	Deferred Developer Fees	5.5%	(88% Deferred)		\$2,700,000	\$1,974,813	(64% Deferred)		4.0%	Total Developer Fee: \$3,075,000			
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%				
TOTAL EQUITY SOURCES		47.1%			\$23,005,127	\$23,005,128			47.1%				
TOTAL CAPITALIZATION						\$48,816,012	\$48,816,013					15-Yr Cash Flow after Deferred Fee:	\$3,186,260

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				\$ / Unit	\$0	\$ / Unit	\$0				0.0%	\$0	
Building Acquisition	\$0			\$ / Unit	\$0	\$ / Unit	\$0			\$0	0.0%	\$0	
Off-Sites		\$0		\$ / Unit	\$0	\$ / Unit	\$0		\$0		0.0%	\$0	
Site Work		\$1,591,516		\$15,395 / Unit	\$1,755,043	\$1,755,043	\$15,395 / Unit	\$1,591,516			0.0%	\$0	
Site Amenities		\$267,225		\$2,344 / Unit	\$267,225	\$267,225	\$2,344 / Unit	\$267,225			0.0%	\$0	
Building Cost		\$29,110,944	\$261.54 /sf	\$255.359/Unit	\$29,110,944	\$30,122,347	\$264.231/Unit	\$270.62 /sf	\$29,110,944		-3.4%	(\$1,011,403)	
Contingency		\$1,978,368	6.39%	6.35%	\$1,978,368	\$1,978,368	6.15%	6.39%	\$1,978,368		0.0%	\$0	
Contractor Fees		\$4,581,927	13.91%	13.91%	\$4,604,822	\$4,604,822	13.49%	13.91%	\$4,581,927		0.0%	\$0	
Soft Costs	\$0	\$2,117,162		\$18,622 / Unit	\$2,122,890	\$2,122,890	\$18,622 / Unit	\$2,117,162	\$0		0.0%	\$0	
Financing	\$0	\$3,768,603		\$45,418 / Unit	\$5,177,687	\$5,177,687	\$45,418 / Unit	\$3,768,603	\$0		0.0%	\$0	
Developer Fee	\$0	\$3,075,000	7.08%	7.06%	\$3,075,000	\$3,075,000	6.90%	7.08%	\$3,075,000	\$0	0.0%	\$0	
Reserves				6 Months	\$724,034	\$724,034	6 Months				0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$46,490,745		\$428,211 / Unit	\$48,816,013	\$49,827,416	\$437.083 / Unit	\$46,490,745	\$0	-2.0%	(\$1,011,403)	
Acquisition Cost	\$0					\$0							
Contingency			\$0			\$0							
Contractor's Fee			\$0			\$0							
Financing Cost			\$0										
Developer Fee	\$0	\$0				\$0							
Reserves						\$0							
ADJUSTED BASIS / COST		\$0	\$46,490,745		\$428,211/unit	\$48,816,013	\$49,827,416	\$437.083/unit	\$46,490,745	\$0	-2.0%	(\$1,011,403)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$48,816,013							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Escuela Nueva, Austin, 4% HTC/MDL #24429

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$46,490,745	\$0
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$46,490,745	\$0	\$46,490,745
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$60,437,968	\$0	\$60,437,968
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$60,437,968	\$0	\$60,437,968
Applicable Percentage	4.00%	4.00%	4.00%	4.00%
ANNUAL CREDIT ON BASIS	\$0	\$2,417,519	\$0	\$2,417,519
CREDITS ON QUALIFIED BASIS	\$2,417,519		\$2,417,519	

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS

Method	Annual Credits	Proceeds	FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price	Variance to Request	
Eligible Basis	\$2,417,520	\$21,030,321	----	----	----
Needed to Fill Gap	\$2,644,532	\$23,005,128	----	----	----
Applicant Request	\$2,417,519	\$21,030,314	\$2,417,519	\$0	\$0

50% Test for Bond Financing for 4% Tax Credits

Tax-Exempt Bond Amount			
\$	25,000,000		
		Applicant	TDHCA
Land Cost	-	\$0	\$0
Depreciable Bldg Cost **	\$ 46,677,167	\$46,677,167	\$47,688,570
Aggregate Basis for 50% Test	\$ 46,677,167	\$46,677,167	\$47,688,570
Percent Financed by Tax-Exempt Bonds	53.56%	53.56%	52.42%

**Depreciable building cost includes: Total construction contract, total building acquisition, total developer fee, plus eligible financing and soft costs.

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	111,307 SF	\$179.59	19,989,160
Adjustments				
Exterior Wall Finish	4.88%		8.76	\$975,471
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.61%		6.48	721,609
Roof Adjustment(s)			1.54	171,000
Subfloor			1.06	117,707
Floor Cover			3.68	409,610
Enclosed Corridors	\$168.24	17,453	26.38	2,936,217
Balconies	\$38.09	3,636	1.24	138,495
Plumbing Fixtures	\$2,130	0	0.00	0
Rough-ins	\$790	228	1.62	180,120
Built-In Appliances	\$3,675	114	3.76	418,950
Exterior Stairs	\$3,550	2	0.06	7,100
Heating/Cooling			3.12	347,278
Storage Space	\$168.24	10,838	16.38	1,823,340
Carports	\$16.05	0	0.00	0
Garages	\$30.00	0	0.00	0
Common/Support Area	\$134.31	4,221	5.09	566,921
Elevators	\$241,400	2	4.34	482,800
Other:			0.00	0
Fire Sprinklers	\$3.65	143,819	4.72	524,939
SUBTOTAL			267.82	29,810,717
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			267.82	\$29,810,717
Plans, specs, survey, bldg permits	3.30%		(8.84)	(\$983,754)
Contractor's OH & Profit	11.50%		(30.80)	(3,428,232)
NET BUILDING COSTS		\$222.796/unit	\$228.19/sf	\$25,398,731

Long-Term Pro Forma

Escuela Nueva, Austin, 4% HTC/MDL #24429

	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%	\$1,785,746	\$1,821,461	\$1,857,890	\$1,895,048	\$1,932,949	\$2,134,132	\$2,356,254	\$2,601,494	\$2,872,260	\$3,171,207	\$3,501,269	\$3,865,684
TOTAL EXPENSES	3.00%	\$754,693	\$776,504	\$798,953	\$822,058	\$845,840	\$975,604	\$1,125,521	\$1,298,746	\$1,498,933	\$1,730,310	\$1,997,773	\$2,306,990
NET OPERATING INCOME ("NOI")		\$1,031,053	\$1,044,957	\$1,058,937	\$1,072,989	\$1,087,109	\$1,158,527	\$1,230,733	\$1,302,748	\$1,373,327	\$1,440,897	\$1,503,496	\$1,558,694
EXPENSE/INCOME RATIO		42.3%	42.6%	43.0%	43.4%	43.8%	45.7%	47.8%	49.9%	52.2%	54.6%	57.1%	59.7%
MUST -PAY DEBT SERVICE													
Churchill Stateside		\$608,099	\$608,099	\$608,099	\$608,099	\$608,099	\$608,099	\$608,099	\$608,099	\$608,099	\$608,099	\$608,099	\$608,099
TDHCA-NHTF		\$178,061	\$178,061	\$178,061	\$178,061	\$178,061	\$178,061	\$178,061	\$178,061	\$178,061	\$178,061	\$178,061	\$178,061
TOTAL DEBT SERVICE		\$786,160	\$786,160	\$786,160	\$786,160	\$786,160	\$786,160	\$786,160	\$786,160	\$786,160	\$786,160	\$786,160	\$786,160
DEBT COVERAGE RATIO		1.31	1.33	1.35	1.36	1.38	1.47	1.57	1.66	1.75	1.83	1.91	1.98
ANNUAL CASH FLOW													
		\$244,893	\$258,797	\$272,777	\$286,829	\$300,949	\$372,367	\$444,572	\$516,588	\$587,167	\$654,737	\$717,335	\$772,534
Deferred Developer Fee Balance		\$1,729,920	\$1,471,124	\$1,198,347	\$911,518	\$610,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$1,107,948	\$3,186,260	\$5,625,471	\$8,421,009	\$11,561,117	\$15,025,034	\$18,780,819