

26601 Waters at Waterchase - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 1, 2026

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	26601	Request	\$1,250,668	Recommended	\$0.85
Development	Waters at Waterchase	FHTC (4% Credit)	\$1,250,668	\$9,621/Unit	Lien
City / County	Dallas / Dallas	Amount		Rate	Amort
Region/Area	3 / Urban	Private Activity Bonds (TDHCA Issuer Only)	\$20,000,000		Term
Population	General				
Set-Aside	General				
Activity	Acquisition/Rehab (Built in 1984)				

KEY PRINCIPALS / SPONSOR	
Atlantic Housing/Rafael Navarro Developer/Owner/Guarantor	
Schoenfelder Renovations, Inc./Dean Cook General Contractor	
Consultant/Janna Cormier	

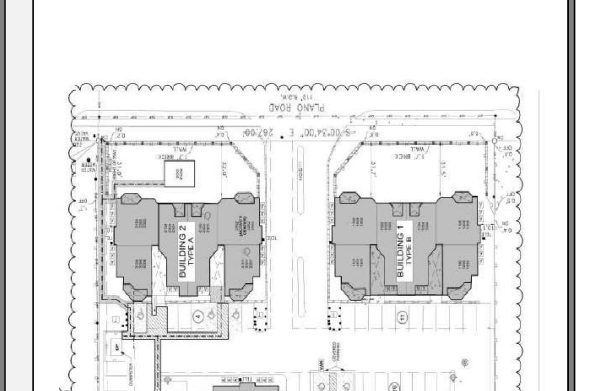
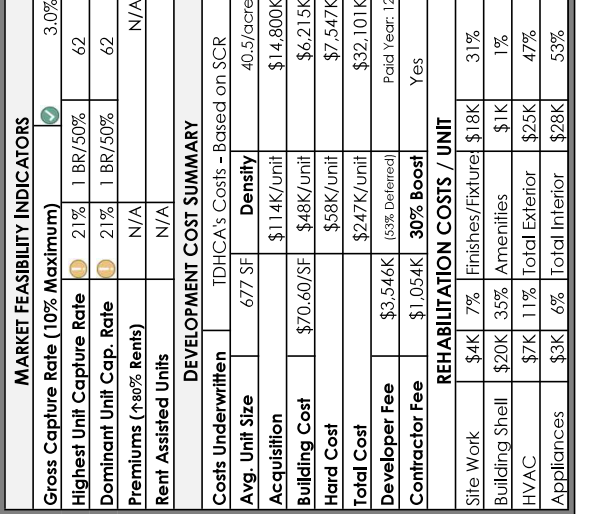
UNIT DISTRIBUTION		INCOME DISTRIBUTION	
# Beds	# Units	% Total	% Total
Eff	-	0%	0%
1	104	80%	0%
2	21	16%	0%
3	5	4%	0%
4	-	0%	0%
TOTAL	130	100%	100%

PRO FORMA FEASIBILITY INDICATORS	
Pro Forma Underwritten	Applicant's Pro Forma
Debt Coverage	1.15 Expense Ratio 47.5%
Breakeven Occ.	86.1% Breakeven Rent \$1,019
Average Rent	\$1,097 B/E Rent Margin \$78
Property Taxes	Exempt Exemption/PILOT 100%
Total Expense	\$5,943/unit Controllable \$4,461/unit

MARKET FEASIBILITY INDICATORS	
Gross Capture Rate (10% Maximum)	3.0%
Highest Unit Capture Rate	21% 1 BR/50% 62
Dominant Unit Cap. Rate	21% 1 BR/50% 62
Premiums (7-8% Rents)	N/A
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY	
Costs Underwritten	TDHCA's Costs - Based on SCR
Avg. Unit Size	677 SF Density 40.5/acre
Acquisition	\$114K/unit \$14,800K
Building Cost	\$70.60/SF \$48K/unit \$6,215K
Hard Cost	\$58K/unit \$7,547K
Total Cost	\$247K/unit \$32,101K
Developer Fee	\$3,546K (53% Deferred) Paid Year: 12
Contractor Fee	\$1,054K 30% Boost Yes

REHABILITATION COSTS / UNIT	
Site Work	\$4K 7% Finishes/Fixture \$18K 31%
Building Shell	\$20K 35% Amenities \$1K 1%
HVAC	\$7K 11% Total Exterior \$25K 47%
Appliances	\$3K 6% Total Interior \$28K 53%



DEBT (Must Pay)				CASH FLOW DEBT / GRANT FUNDS				EQUITY / DEFERRED FEES			
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Barings	17/40	6.63%	\$10,235,000	1.15	Atlantic Housing Foundation, Inc.	36/0	5.00%	\$8,000,000	1.15	Enterprise	\$10,629,612
					Interim Cash Flow	0/0	0.00%	\$1,078,814	1.15	AHF - WWC Development, LLC	\$1,868,163
					Bond Reinvestment Income	0/0	0.00%	\$289,181	1.15	TOTAL EQUITY SOURCES	\$12,497,775
					CASH FLOW DEBT / GRANTS			\$9,367,995		TOTAL DEBT SOURCES	\$19,602,995
					TOTAL DEBT (Must Pay)			\$10,235,000		TOTAL CAPITALIZATION	\$32,100,770

CONDITIONS

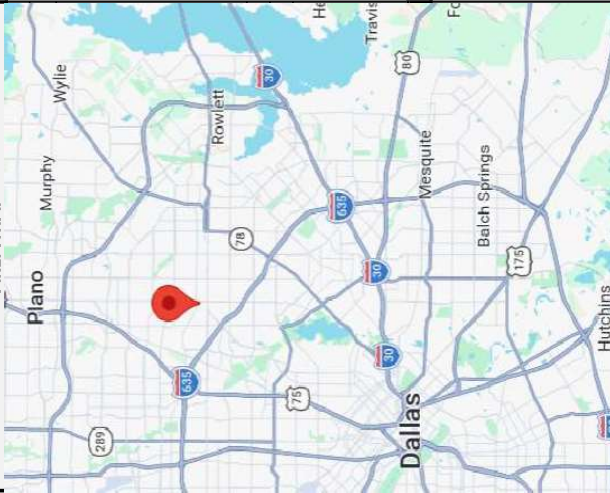
- Receipt and acceptance by Cost Certification:
- Certification of comprehensive testing for asbestos; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

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 IDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	IDHCA
Expiration Date	11/22/2026
Bond Amount	\$20,000,000
BRB Priority	Priority 3
% Financed with Tax-Exempt Bonds	59.6%

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 26601 Program(s): TDHCA Bonds/4% HTC

Waters at Waterchase

Address/Location: 12365 Plano Rd

City: Dallas County: Dallas Zip: 75243

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

Activity: Acquisition/Rehab Building Type: Garden (Up to 4-story) Region: 3

Low-Income: 40% at 60%

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
Private Activity Bonds (TDHCA Issuer Only)	\$20,000,000				\$20,000,000						
FHTC (4% Credit)	\$1,250,668				\$1,250,668						

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Certification of comprehensive testing for asbestos; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

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	130

DEVELOPMENT SUMMARY

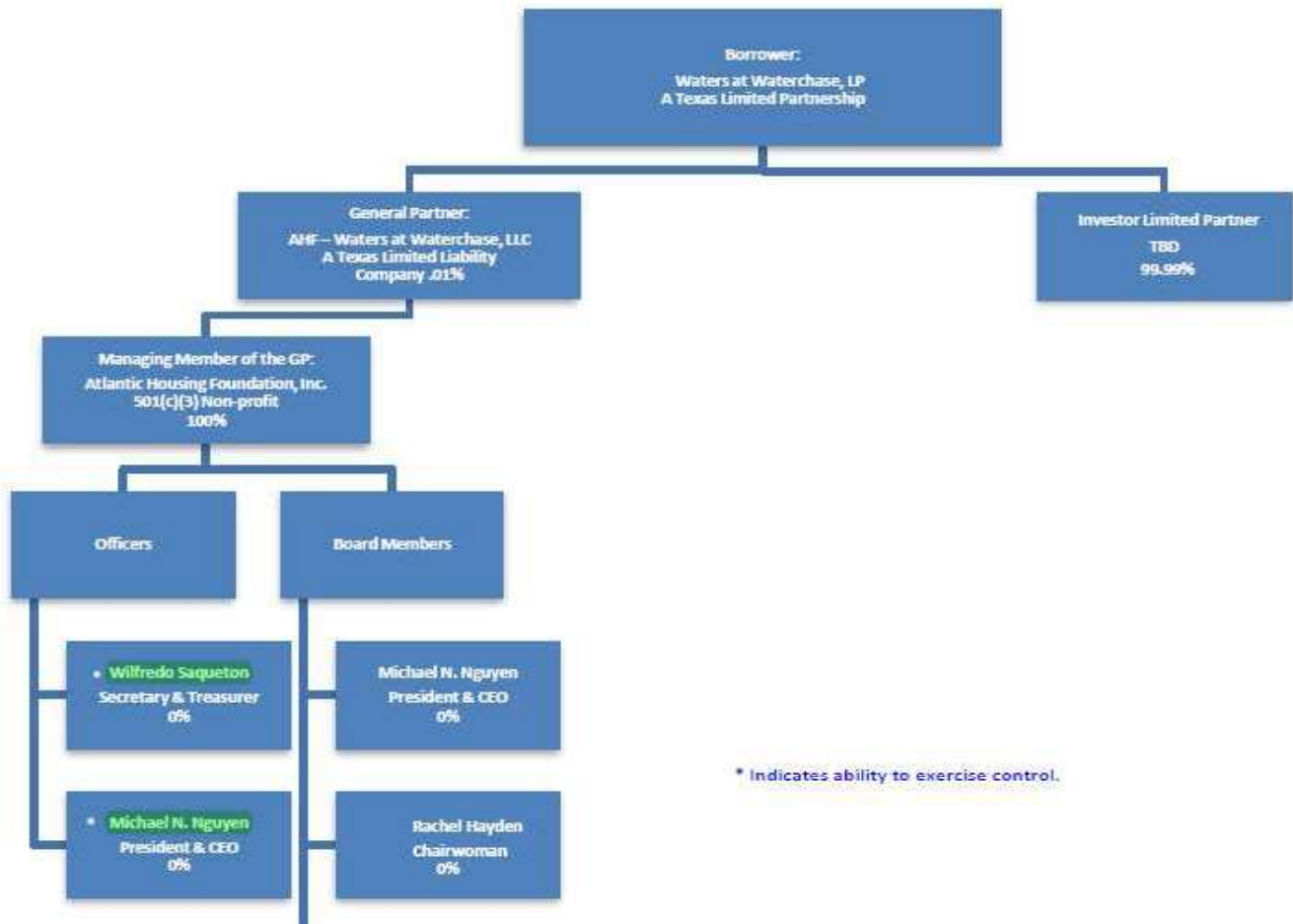
Waters at Waterchase is the acquisition rehabilitation of an existing HTC property. The development will consist of 130 units, with 104 one bedroom units, 21 two-bedroom units and 5 three bedroom units. 100% of the units are for households at 60% AML and below. Originally the property was 134 units, however three units are currently non-revenue units: with one used as a maintenance shop, one used as an activity center, and one used as an office. Two existing units will be combined to create a three bedroom accessible unit. The developer has received a waiver approval to FDIC for the non-revenue units.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
<ul style="list-style-type: none"> ▫ Low gross capture rate 	<ul style="list-style-type: none"> ▫ 1.15 DCR

DEVELOPMENT TEAM

OWNERSHIP STRUCTURE



DEVELOPMENT SUMMARY

SITE PLAN



1 PROPOSED ARCHITECTURAL SITE PLAN



Parking	No Fee		Tenant-Paid		Total	
	Count	Cost/unit	Count	Cost/unit	Count	Cost/unit
Open Surface	160	1.2/unit	0	--	160	1.2/unit
Carport	15	0.1/unit	0	--	15	0.1/unit
Garage	0	--	0	--	0	--
Total Parking	175	1.3/unit	0	--	175	1.3/unit

SITE CONTROL INFO

Site Acreage: Development Site: 3.21 acres Density: 40.5 units/acre
Site Control: 3.209 **Site Plan:** 3.21 **Appraisal:** 3.21 **ESA:** 3.21
Feasibility Report Survey: 3.21 **Feasibility Report Engineer's Plan:** N/A **Existing LURA:** 3.209

Control Type: Purchase and Sale Agreement

Development Site: 3.21 acres Cost: \$14,800,000 \$113,846 per unit

Seller: AHF - Waterchase, LLC

Buyer: Waters at Waterchase, LP

Related-Party Seller/Identity of Interest: Yes

Date of Most Recent Arms Length Settlement Statement: 1/5/2004

Sales Price in Most Recent Arms Length Settlement Statement: more than 5 years ago

Comments:

The seller of the property is AHF Waterchase, LLC (the "Seller"), will be acquired by Waters at Waterchase, LP (the "Partnership."). The General Partner of the Partnership will be AHF – Waters at Waterchase, LLC, which is wholly owned by Atlantic Housing Foundation, Inc., and accordingly is an affiliate of the Seller. However, the Seller is not related to the Partnership for purposes of Section 42(d)(2)(B)(iii) because the General Partner of the Partnership will be allocated less than 50% of the Partnership's capital and profit items and, at the time of the acquisition of the Property, the Partnership's other partners will not be affiliates of the General Partner or of the Seller.

APPRAISED VALUE

Appraiser: Colliers International Date: 11/11/2025

Land as Vacant: <u>3.21 acres</u>	<u>\$3,000,000</u>	Per Unit: <u>\$23,077</u>
Existing Buildings: (as-is)	<u>\$11,800,000</u>	Per Unit: <u>\$90,769</u>
Total Development: (as-is)	<u>\$14,800,000</u>	Per Unit: <u>\$113,846</u>

SITE INFORMATION

Flood Zone: <u>Zone X</u>	Scattered Site? <u>No</u>
Zoning: <u>MF-2(A) and CR</u>	Within 100-yr floodplain? <u>No</u>
Re-Zoning Required? <u>No</u>	Utilities at Site? <u>Yes</u>
Year Constructed: <u>1984</u>	Title Issues? <u>No</u>

Current Uses of Subject Site:

Waters at Waterchase Apartments

TENANT RELOCATION PLAN

The project may require that residents temporarily relocate out of their unit. Residents that are temporarily displaced will be temporarily relocated to on-site "hotel units" that they will move to with all their belongings for approximately 2-3 weeks. Applicant will also utilize end-of-lease transfers to newly renovated units to give our residents priority to stay in the community instead of marketing them exclusively to new tenants. Due to current vacancies and future naturally occurring vacancies, all households will be accommodated and there is no anticipated displacement from the property. These vacancies will accommodate the plan to house residents in an onsite hotel unit. Applicant's intent is to ensure that a building is completely empty for the rehabilitation. In the unlikely event a hotel unit is not immediately available for occupancy, the rehabilitation of a building will be conducted in a way that doesn't severely impact a resident waiting for relocation. The rehabilitation of a unit will not occur unless the unit is vacant. For circumstances involving temporary off-site displacement, hotels within 2 miles of the property have been identified. Prospects include Quality Inn at Town Center and America's Best Inn.

Applicant has budgeted \$104,000 for tenant relocation.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: AEI Date: 3/27/2026

Recognized Environmental Conditions (RECs) and Other Concerns:

- Possible asbestos containing materials have been found on the property.

MARKET ANALYSIS

Provider: Novogradac Date: 2/2/2026

Primary Market Area (PMA): 18 sq. miles 2 mile equivalent radius

Comments:

Rehab or reconstruction projects where: (i) 100% of units are covered by an existing project based rental assistance that will continue for at least the Compliance Period, an existing Department LURA, or the subject rents are at or below 50% AMGI rents, (ii) is 80% occupied, and (iii) gives existing tenants leasing preference or the right to return, do not require a full market study. The subject property is 87% occupied.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITEN (Applicant's Pro Forma)					
NOI:	\$853,183	Avg. Rent:	\$1,097	Expense Ratio:	47.5%
Debt Service:	\$740,698	B/E Rent:	\$1,019	Controllable Expenses:	\$4,461
Net Cash Flow:	\$112,485	UW Occupancy:	92.5%	Property Taxes/Unit:	\$0
Aggregate DCR:	1.15	B/E Occupancy:	86.1%	Program Rent Year:	2025

100% tax exemption achieved through a grandfathered agreement with the Community Housing Development Organizations (CHDO).

Applicant has limited rents by \$101-\$191 for in order to provide a 15% advantage to market per the investor's requirement. Underwriter has matched those rents for all unit types.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$934,579/ac	\$113,846/unit	\$14,800,000	Contractor Fee	\$1,054,079
Off-site + Site Work		\$4,967/unit	\$645,692	Soft Cost + Financing	\$4,401,861
Building Cost	\$70.60/sf	\$47,807/unit	\$6,214,879	Developer Fee	\$3,545,902
Contingency	10.00%	\$5,277/unit	\$686,057	Reserves	\$752,301
Total Development Cost	\$246,929/unit		\$32,100,770	Rehabilitation Cost	\$52,774/unit
Qualified for 30% Basis Boost?		Rehabilitation Development located in QCT			

REHABILITATION COSTS / UNIT / % HARD COST

Site Work	\$541,655	\$4,167/unit	7%	Finishes/Fixtures	\$2,319,941	\$17,846/unit	31%
Building Shell	\$2,608,321	\$20,064/unit	35%	HVAC	\$853,403	\$6,565/unit	11%
Amenities	\$104,037	\$800/unit	1%	Appliances	\$433,214	\$3,332/unit	6%
Total Exterior	\$3,254,013	\$25,031/unit	47%	Total Interior	\$3,606,558	\$27,743/unit	53%

SCOPE & COST REVIEW

Provider: AEI Date: 10/30/2025

Scope of Work:

Exterior

- Replace 100%
 - a. Windows
 - b. Entry, Patio, and Patio Storage Doors
 - c. Door Hardware: Locksets, Levers, Peep Holes (entry only)
 - d. Cane Detection Railing
 - e. Hand Rail Extensions
 - f. Siding, Trim, Soffit, and Fascia
 - g. Gutters & Downspouts
 - h. Delete Chimneys and repair roofing
 - i. Install Horizontal Railing Boards on balconies
 - j. Dumpster enclosures
- Repair/Replace as needed
 - a. Exterior Brick & Tuck Pointing
 - b. Balcony & Walkway Repair
 - c. 4x4 Patio Posts
 - d. Retaining walls
- Paint Exterior including doors and siding
 - a. Include Pressure wash of all Buildings
 - b. Stain Horizontal Railing Pickets
- Exterior Lighting Replacement

Site

- Form/Pour ADA accessible route to all ADA Units and Amenities and make required changes to meet ADA guidelines (based on plans).
- Form/Pour ADA Accessible parking spaces w/offloading spaces
- Re-stripe Accessible parking, offloading, and walkways as needed
- Perimeter Fencing Repair (Front of Property)
- R&R Pedestrian gates at pool w/Accessible Hardware
- Add Playground w/Canopy & ADA Compliant Border/Mulch
- Add Dog Park

- Leasing Office & Activity Center
 - a. Demo countertops, cabinets, plumbing fixtures, electrical fixtures, interior doors, fireplace, and walls as drawn.
 - b. Wall framing to comply w/accessibility standards
 - c. Re-route water supply and drainage to support framing changes
 - d. Perform electrical rough in changes in compliance w/accessibility compliance
 - e. Install Drywall & TBT as needed
 - f. Replace interior doors and interior carpentry
 - g. Prep & Paint unit interior
 - h. R&R cabinets
 - i. R&R countertops
 - j. Install new plumbing fixtures: Sinks, faucets, supply lines, angle stops, toilets, bathtubs, shower pans, shower valves/trim, water heater, and garbage disposal
 - k. Install new electrical fixtures: Ceiling fans, light fixtures, interconnected smoke detectors, patio light fixture
 - l. Install new refrigerator, Ice maker box w/supply line, dishwasher, range, Countertop Microwave, splash guard, and disposal
 - m. Install Resilient Flooring
 - n. Install all bath accessories & door hardware
 - o. Install Blinds
 - p. Install Shelving and Quartz countertop
 - q. Final Cleaning

Interior Units (120 Units)

- 13. HVAC Unit
 - a. 15.2 SEER2 A/C – replace air handler & condenser
 - b. New Smart thermostat
 - c. New grilles and registers
 - d. New Line Sets
 - e. Bath exhaust venting & fans
- 14. Appliances (per AHF provided spec package)
 - a. Refrigerator
 - b. Ice Maker Box w/Supply Line
 - c. Range
 - d. Dishwasher
 - e. OTR Microwave/Vent Hood Combo
 - f. Garbage disposal
- 15. Kitchen and Bathroom Cabinets
- 16. Kitchen and Bathroom Quartz Countertop
 - a. Refrigerator
 - b. Ice Maker Box w/Supply Line
 - c. Range
 - d. Dishwasher
 - e. OTR Microwave/Vent Hood Combo
 - f. Garbage disposal
- 15. Kitchen and Bathroom Cabinets
- 16. Kitchen and Bathroom Quartz Countertop
- 17. Kitchen sink & faucet (per AHF provided spec package)
- 18. P-Traps, supply lines and shut-off valves
- 19. Vanity sink & faucet (per AHF provided spec package)
- 20. Toilets (per AHF provided spec package)
- 21. Tubs and Shower Pans (floor plan dependent)
- 22. Cultured Marble Tub Surround (floor plan dependent)
- 23. Tile Shower Surround (floor plan dependent)
- 24. Frameless Glass shower bi-pass (floor plan dependent)
- 25. Shower Valves and Trim
- 26. Water Heater
- 27. Bathroom Accessories
- 28. Interior Door Hardware (per AHF provided spec package)
- 29. Exterior door hardware (per AHF provided spec package)
- 30. Smoke detectors
- 31. Fire extinguisher
- 32. Light fixtures (per AHF provided spec package)
 - a. Dining
 - b. Kitchen
 - c. Baths
 - d. Ceiling fan (energy-star rated) – 1 per unit
 - e. Install light fixture in each bedroom
 - f. Patio

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$32,100,770	\$27,185,247	\$1,250,793

UNDERWRITTEN CAPITALIZATION

BOND RESERVATION			
Issuer	Amount	Reservation Date	Priority
TDHCA	\$20,000,000	5/26/2026	Priority 3
Closing Deadline			
11/22/2026			

Percent of Cost Financed by Tax-Exempt Bonds	59.6%
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INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Fifth Third - Tax Exempt Constr Loan	Construction Loan	\$18,000,000	5.42%	57%
Enterprise	FHTC	\$1,594,601	\$0.85	5%
AHF - WWC Development, LLC	Deferred Developer Fee	\$2,659,426	0.00%	8%
Atlantic Housing Foundation, Inc.	Private Loan	\$8,000,000	5.00%	25%
Interim Cash Flow	Cash Flow	\$1,078,814	0.00%	3%
Bond Reinvestment Income	Bond Income	\$289,181	0.00%	1%
		\$31,622,022	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Barings	\$10,235,000	6.63%	40	17.0	\$10,235,000	6.63%	40	17.0	32%
Atlantic Housing Foundation, Inc.	\$8,000,000	5.00%	0	36.0	\$8,000,000	5.00%	0	36.0	25%
Interim Cash Flow	\$1,078,814	0.00%	0	0.0	\$1,078,814	0.00%	0	0.0	3%
Bond Reinvestment Income	\$289,181	0.00%	0	0.0	\$289,181	0.00%	0	0.0	1%
Total	\$19,602,995				\$19,602,995				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Enterprise	\$10,630,676	\$0.85		\$10,629,612	\$0.85	33%	
AHF - WWC Development, LLC	\$1,867,099		53%	\$1,868,163		6%	53%
Total	\$12,497,775			\$12,497,775			
				\$32,100,770	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.999	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.781	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$32,100,770
Permanent Sources (debt + non-HTC equity)	\$19,602,995
Gap in Permanent Financing	\$12,497,775

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$10,630,673	\$1,250,793
Needed to Balance Sources & Uses	\$12,497,775	\$1,470,474
Requested by Applicant	\$10,629,612	\$1,250,668

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$10,629,612	\$1,250,668

Deferred Developer Fee	\$1,868,163	(53% deferred)
Repayable in	12 years	

Recommendation:

Underwriter recommends an annual tax credit allocation of \$1,250,668 per the Applicant's request and \$20,000,000 of TDHCA bonds.

Underwriter: Jeffrey Price

Manager of Real Estate Analysis: Diamond Unique Thompson

Director of Real Estate Analysis: Jeanna Adams

UNIT MIX/RENT SCHEDULE

Waters at Waterchase, Dallas, TDHCA Bonds/4% HTC #26601

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	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	104	80.0%	0	0	0	0
2	21	16.2%	0	0	0	0
3	5	3.8%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	130	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	677 sf

60%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	-	-	-	-	-	130	-	-	-	130
% Total	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

FEDERAL HTC	Non-TDHCA Restrictions	UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS			TDHCA PRO FORMA RENTS				MARKET RENTS			
		# 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%	RTC-VLI	20	1	1	459	\$1,320	\$130	\$1,190	(\$190)	\$2.18	\$1,000	\$20,000	\$20,000	\$1,000	\$2.18	(\$190)	\$2.78	\$1,275	\$1,275
TC 60%	RTC-VLI	10	1	1	459	\$1,320	\$130	\$1,190	(\$190)	\$2.18	\$1,000	\$10,000	\$10,000	\$1,000	\$2.18	(\$190)	\$2.78	\$1,275	\$1,275
TC 60%	RTC-VLI	4	1	1	537	\$1,320	\$130	\$1,190	(\$160)	\$1.92	\$1,030	\$4,120	\$4,120	\$1,030	\$1.92	(\$160)	\$2.48	\$1,330	\$1,330
TC 60%	RTC-VLI	1	1	1	547	\$1,320	\$130	\$1,190	(\$160)	\$1.88	\$1,030	\$1,030	\$1,030	\$1,030	\$1.88	(\$160)	\$2.43	\$1,330	\$1,330
TC 60%	RTC-VLI	8	1	1	633	\$1,320	\$130	\$1,190	(\$120)	\$1.69	\$1,070	\$8,560	\$8,560	\$1,070	\$1.69	(\$120)	\$2.24	\$1,415	\$1,415
TC 60%	RTC-VLI	20	1	1	669	\$1,320	\$130	\$1,190	(\$120)	\$1.60	\$1,070	\$21,400	\$21,400	\$1,070	\$1.60	(\$120)	\$2.14	\$1,430	\$1,430
TC 60%	RTC-VLI	8	1	1	672	\$1,320	\$130	\$1,190	(\$115)	\$1.60	\$1,075	\$8,600	\$8,600	\$1,075	\$1.60	(\$115)	\$2.13	\$1,430	\$1,430
TC 60%	RTC-VLI	4	1	1	706	\$1,320	\$130	\$1,190	(\$115)	\$1.52	\$1,075	\$4,300	\$4,300	\$1,075	\$1.52	(\$115)	\$2.06	\$1,455	\$1,455
TC 60%	RTC-VLI	10	1	1	709	\$1,320	\$130	\$1,190	(\$101)	\$1.54	\$1,089	\$10,890	\$10,890	\$1,089	\$1.54	(\$101)	\$2.05	\$1,455	\$1,455
TC 60%	RTC-VLI	9	1	1	712	\$1,320	\$130	\$1,190	(\$101)	\$1.53	\$1,089	\$9,801	\$9,801	\$1,089	\$1.53	(\$101)	\$2.04	\$1,455	\$1,455
TC 60%	RTC-VLI	10	1	1	728	\$1,320	\$130	\$1,190	(\$101)	\$1.50	\$1,089	\$10,890	\$10,890	\$1,089	\$1.50	(\$101)	\$2.00	\$1,455	\$1,455
TC 60%	RTC-VLI	6	2	2	834	\$1,584	\$197	\$1,387	(\$137)	\$1.50	\$1,250	\$7,500	\$7,500	\$1,250	\$1.50	(\$137)	\$1.88	\$1,570	\$1,570
TC 60%	RTC-VLI	9	2	2	843	\$1,584	\$197	\$1,387	(\$137)	\$1.48	\$1,250	\$11,250	\$11,250	\$1,250	\$1.48	(\$137)	\$1.86	\$1,570	\$1,570
TC 60%	RTC-VLI	6	2	2	870	\$1,584	\$197	\$1,387	(\$137)	\$1.44	\$1,250	\$7,500	\$7,500	\$1,250	\$1.44	(\$137)	\$1.80	\$1,570	\$1,570
TC 60%	RTC-VLI	1	3	2	1,247	\$1,830	\$305	\$1,525	(\$180)	\$1.08	\$1,345	\$1,345	\$1,345	\$1,345	\$1.08	(\$180)	\$1.720	\$1,720	\$1,720
TC 60%	RTC-VLI	3	3	2	1,247	\$1,830	\$305	\$1,525	(\$180)	\$1.08	\$1,345	\$4,035	\$4,035	\$1,345	\$1.08	(\$180)	\$1.740	\$1,740	\$1,740
TC 60%	RTC-VLI	1	3	2	1,345	\$1,830	\$305	\$1,525	(\$180)	\$1.00	\$1,345	\$1,345	\$1,345	\$1,345	\$1.00	(\$180)	\$1.740	\$1,740	\$1,740
TOTALS/AVERAGES:		130			88,031				(\$138)	\$1.62	\$1,097	\$142,566	\$142,566	\$1,097	\$1.62	(\$138)	\$2.11	\$1,430	\$1,430

ANNUAL POTENTIAL GROSS RENT:	
Waters at Waterchase	\$1,710,792
TOTAL	\$1,710,792

STABILIZED PRO FORMA

Waters at Waterchase, Dallas, TDHCA Bonds/4% HTC #26601

STABILIZED FIRST YEAR PRO FORMA											
COMPARABLES			APPLICANT				TDHCA			VARIANCE	
Database	Dec '25 T12		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	\$
POTENTIAL GROSS RENT				\$1.62	\$1,097	\$1,710,792	\$1,710,792	\$1,097	\$1.62		\$0
application fees, late fees, pet fees					\$30.00	\$46,800					
Total Secondary Income					\$30.00	\$46,800					\$0
POTENTIAL GROSS INCOME						\$1,757,592	\$1,757,592				\$0
Vacancy & Collection Loss					7.5% PGI	(131,819)	(131,819)	7.5% PGI			-
EFFECTIVE GROSS INCOME						\$1,625,773	\$1,625,773				\$0

General & Administrative	\$68,958	\$530/Unit	\$963	\$0.76	\$511	\$66,490	\$68,958	\$530	\$0.78	4.24%	(2,468)
Management	\$58,759	3.1% EGI	\$489	\$0.73	\$498	\$64,685	\$65,031	\$500	\$0.74	4.00%	(346)
Payroll & Payroll Tax	\$196,889	\$1,515/Unit	\$2,329	\$3.30	\$2,235	\$290,555	\$302,801	\$2,329	\$3.44	18.63%	(12,246)
Repairs & Maintenance	\$114,252	\$879/Unit	\$1,314	\$1.62	\$1,096	\$142,480	\$97,500	\$750	\$1.11	6.00%	44,980
Electric/Gas	\$30,253	\$233/Unit	\$180	\$0.36	\$242	\$31,400	\$23,376	\$180	\$0.27	1.44%	8,024
Water, Sewer, & Trash	\$115,223	\$886/Unit	\$180	\$0.56	\$377	\$49,030	\$23,429	\$180	\$0.27	1.44%	25,601
Property Insurance	\$107,991	\$1.23/sf	\$765	\$0.47	\$315	\$41,000	\$99,500	\$765	\$1.13	6.12%	(58,500)
Property Tax (@ 0%)	\$126,822	\$976/Unit		\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	-
Reserve for Replacements				\$0.52	\$350	\$45,500	\$39,000	\$300	\$0.44	2.40%	6,500
Security				\$0.32	\$215	\$28,000	\$28,000	\$215	\$0.32	1.72%	-
Supportive Services				\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	-
TDHCA Compliance fees (\$40/HTC unit)				\$0.06	\$40	\$5,200	\$5,200	\$40	\$0.06	0.32%	-
TDHCA Bond Compliance Fee				\$0.04	\$25	\$3,250	\$3,250	\$25	\$0.04	0.20%	-
Bond Trustee Fees				\$0.06	\$38	\$5,000	\$5,000	\$38	\$0.06	0.31%	-
TOTAL EXPENSES				\$8.78	\$5,943	\$772,590	\$761,045	\$5,854	\$8.65	46.81%	\$ 11,545
NET OPERATING INCOME ("NOI")				\$9.69	\$6,563	\$853,183	\$864,727	\$6,652	\$9.82	53.19%	\$ (11,545)

CONTROLLABLE EXPENSES											\$3,970/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Waters at Waterchase, Dallas, TDHCA Bonds/4% HTC #26601

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$13,570,000	\$13,615,248	\$13,570,000	\$13,615,247
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$13,570,000	\$13,615,248	\$13,570,000	\$13,615,247
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$13,570,000	\$17,699,822	\$13,570,000	\$17,699,822
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$13,570,000	\$17,699,822	\$13,570,000	\$17,699,822
Applicable Percentage	4.00%	4.00%	4.00%	4.00%
ANNUAL CREDIT ON BASIS	\$542,800	\$707,993	\$542,800	\$707,993
CREDITS ON QUALIFIED BASIS	\$1,250,793		\$1,250,793	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION	
	Annual Credits	Proceeds	Credit Price	Variance to Request
Eligible Basis	\$1,250,793	\$10,630,673	\$0.8499	
Needed to Fill Gap	\$1,470,474	\$12,497,775		
Applicant Request	\$1,250,668	\$10,629,612	\$1,250,668	\$0

25% Test for Bond Financing for 4% Tax Credits			
	Tax-Exempt Bond Amount	\$	18,000,000
Land Cost	\$	3,000,000	Applicant
Depreciable Bldg Cost **	\$	27,185,248	IDHCA
Aggregate Basis for 25% Test	\$	30,185,248	\$27,185,248
Percent Financed by Tax-Exempt Bond	59.63%		\$30,185,248
			59.63%

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

PROPOSED SOURCES OF FINANCING

Waters at Waterchase, Dallas, TDHCA Bonds/4% HTC #26601

DEBT	Type	Interim		Permanent Period				Debt Service		
		Principal	Rate	Principal	Term	Amort	Rate	DCR	Payment	Fee
Barings	Permanent Loan	\$0	0.00%	\$10,235,000	17.0	40	6.63%	1.15	\$740,698	0.10%
Fifth Third - Tax Exempt Constr Loan	Construction Loan	\$18,000,000	5.42%	\$0	0.0	0	0.00%	1.15		0.00%
TOTAL		\$18,000,000		\$10,235,000				1.15	Cumulative DCR	

EQUITY	Principal	annual credits
Enterprise	\$1,594,601	\$1,250,668
TOTAL	\$1,594,601	\$1,250,668

PARTNERSHIP DEBT	Principal	credit price
AHF - WWCC Development, LLC	\$2,659,426	\$0.85
TOTAL	\$2,659,426	

CASH FLOW DEBT/GRANTS	\$0
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OTHER	Principal	annual credits
Atlantic Housing Foundation, Inc.	\$8,000,000	
Interim Cash Flow	\$1,078,814	
Bond Reinvestment Income	\$289,181	
TOTAL	\$9,367,995	
TOTAL	\$32,100,770	

Long-Term Pro Forma

Waters at Waterchase, Dallas, TDHCA Bonds/4% HTC #26601

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	\$1,625,773	\$1,658,288	\$1,691,454	\$1,725,283	\$1,759,789	\$1,942,949	\$2,145,172	\$2,368,444	\$2,614,953	\$2,887,120	\$3,187,613
TOTAL EXPENSES	\$772,590	\$795,121	\$818,315	\$842,191	\$866,770	\$1,000,960	\$1,156,120	\$1,335,550	\$1,543,067	\$1,783,095	\$2,060,756	\$2,381,981
NET OPERATING INCOME ("NOI")	\$853,183	\$863,167	\$873,139	\$883,092	\$893,018	\$941,989	\$989,052	\$1,032,894	\$1,071,886	\$1,104,025	\$1,126,858	\$1,137,402
EXPENSE/INCOME RATIO	47.5%	47.9%	48.4%	48.8%	49.3%	51.5%	53.9%	56.4%	59.0%	61.8%	64.6%	67.7%
MUST -PAY DEBT SERVICE												
Barings	\$740,698	\$740,644	\$740,587	\$740,526	\$740,461	\$740,061	\$739,506	\$738,732	\$737,655	\$736,156	\$734,071	\$731,168
TOTAL DEBT SERVICE	\$740,698	\$740,644	\$740,587	\$740,526	\$740,461	\$740,061	\$739,506	\$738,732	\$737,655	\$736,156	\$734,071	\$731,168
DEBT COVERAGE RATIO	1.15	1.17	1.18	1.19	1.21	1.27	1.34	1.40	1.45	1.50	1.54	1.56
ANNUAL CASH FLOW	\$112,485	\$122,523	\$132,552	\$142,566	\$152,557	\$201,927	\$249,547	\$294,162	\$334,231	\$367,868	\$392,787	\$406,234
Deferred Developer Fee Balance	\$1,755,679	\$1,633,156	\$1,500,604	\$1,358,038	\$1,205,481	\$294,102	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW	\$0	\$0	\$0	\$0	\$0	\$0	\$859,323	\$2,242,389	\$3,835,576	\$5,610,641	\$7,528,739	\$9,538,220