



Real Estate Analysis Division

February 18, 2025

Addendum to Underwriting Report

TDHCA Application #: 24145

Program(s): 9% HTC

Georgian Oaks

Address/Location: 210 E 7th St

City: Fort Worth

County: Tarrant

Zip: 76102

	APPLICATION HISTORY
Report Date	PURPOSE
02/18/25	9% HTC Amendment
06/18/24	Original Underwriting Report

ALLOCATION

	Previous Allocation				RECOMMENDATION							
TDHCA Program	Amount	Int. Rate	Amort	Term	Amount	Int. Rate	Amort	Perm. Term	Perm. Lien	Const. Term	Const. Lien	
LIHTC (9% Credit)	\$2,000,000				\$2,000,000							

CONDITIONS STATUS

1 Receipt and acceptance by Cost Certification:

- a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
- b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.
- c: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials and lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
- d: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

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-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	11
50% of AMI	50% of AMI	38
60% of AMI	60% of AMI	39
80% of AMI	80% of AMI	7

### NEW SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	15
50% of AMI	50% of AMI	37
60% of AMI	60% of AMI	37
80% of AMI	80% of AMI	11

### ANALYSIS

The development originally received an annual 9% HTC allocation of \$2,000,000 in June 2024. The applicant has submitted a Material Application Amendment request related to changes in acreage, density, and site plan/architectural design.

Current market conditions and building costs were unforeseen at the time of original application and have necessitated that the developer investigate options to maintain feasibility of the development. It was unknown at the time of original application that the City of Fort Worth would request and support that the development be contained to one lot.

#### Change in Acreage

Originally, the development site was 0.67 acres and consisted of two lots bifurcated by Calhoun Street, but connected via a public crosswalk. At that time, it was planned to have the historic Binyon O'Keefe building to include 56 units and a new construction building to include 39 units.

Since then, the developer was able to add an atrium to the historic building design, which allowed for more apartments to be relocated into the historic building. As a result, fewer new construction units were needed in the new construction building, and now the new construction was able to be added on the same lot as the historic building.

This design was recommended by the Downtown Fort Worth Inc. (DFWI) Design Review Committee and the City of Fort Worth's Downtown Design Review Board (DDRB). By relocating the new construction addition to the same lot as the historic building the new acreage will be 0.46 acres.

#### Change in Residential Density

The residential density at application was 95 units/0.67 acres for 141.8 units per acre. The residential density after this request is 100 units/0.56 acres for 217.4 units per acre. This is an increase in density of 53.3%

### Change in Site Plan and Architectural Design

At application, there were two residential buildings of six and eight stories with the historic building containing 56 units. With the addition of an atrium to add windows to the interior of the building, the historic structure now accommodates 75 units. With this new guidance and support from the historic staff at the City, the site plan has been revised to contain one connected residential addition that is 6 stories in height.

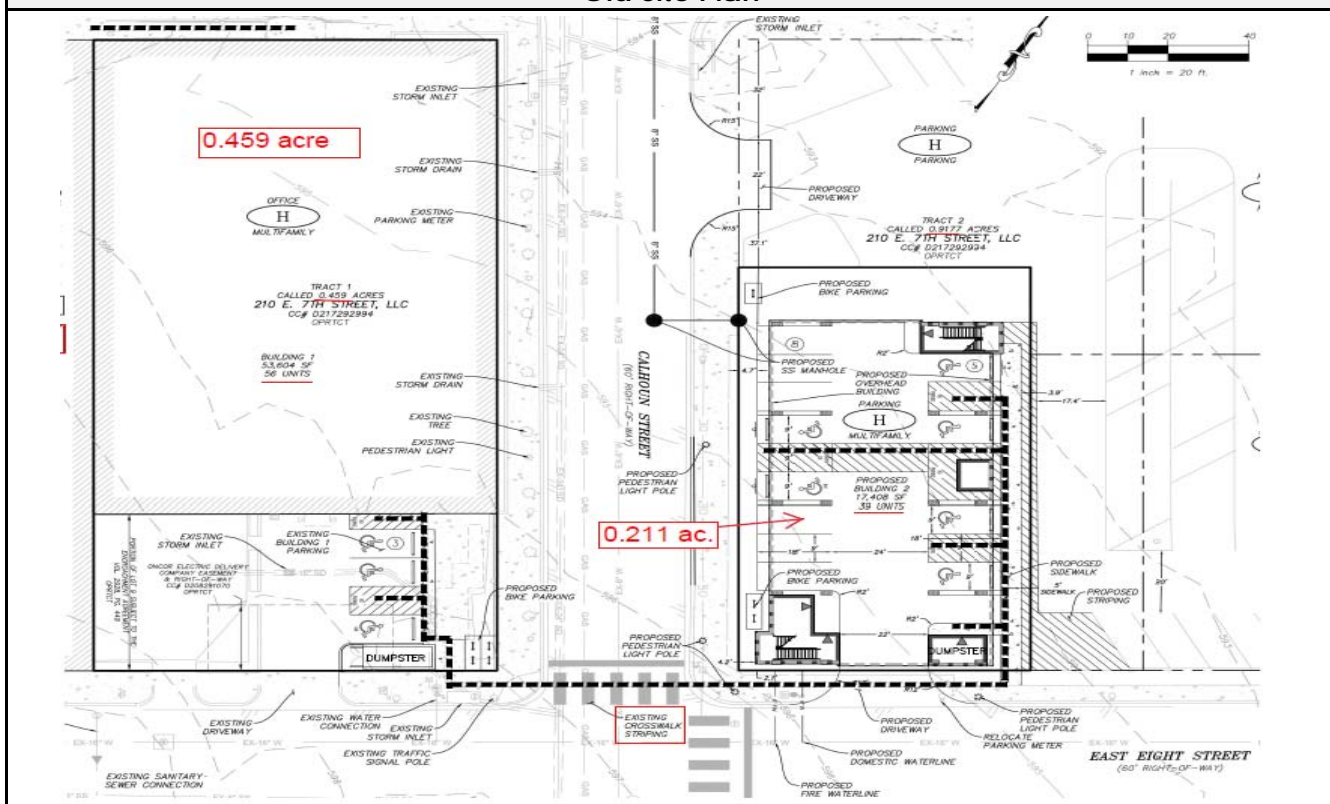
Parking has been reduced from 16 spaces to 7 spaces; however, parking meets the City requirement of 0 spaces and accommodates the TDHCA HC parking requirements.

Unit counts and NRA have been increased from original application from 95 total units consisting of 12 0-bedroom, 60 1-bedroom, and 23 2-bedroom.

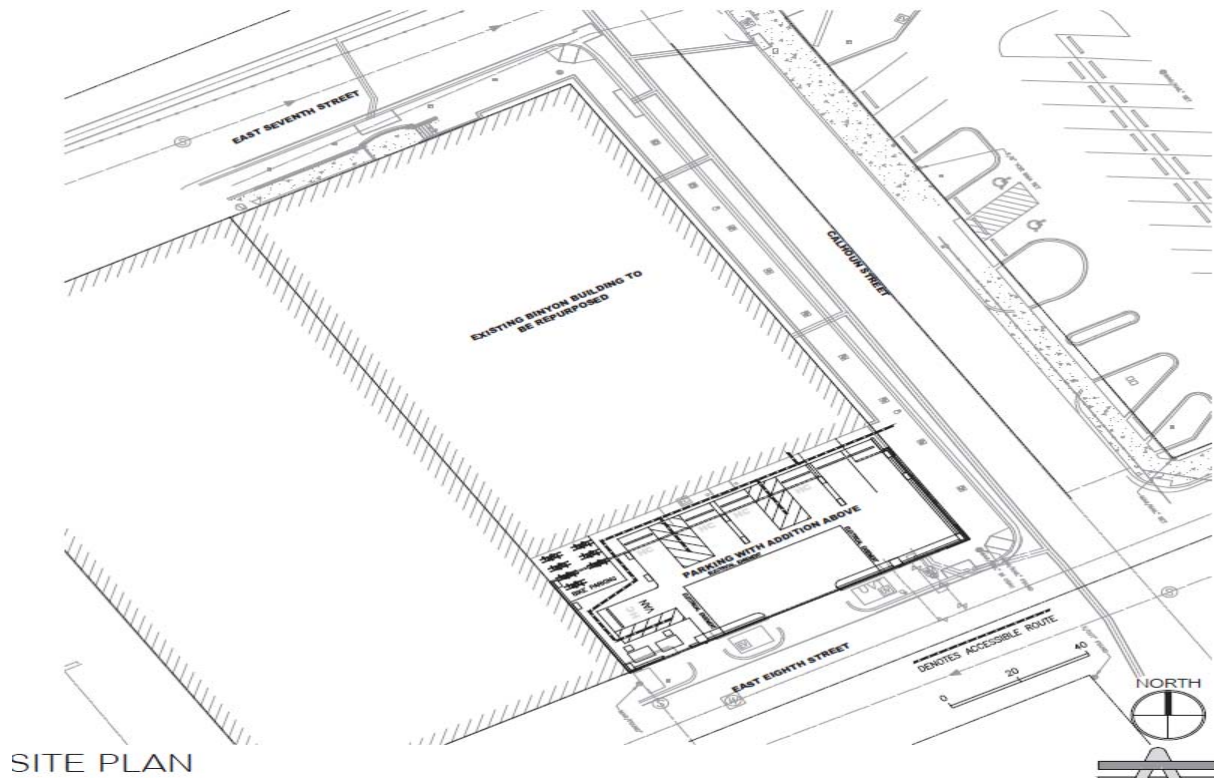
After this request, there are 100 total units (75 existing units, 25 new units) consisting of 15 0-bedroom, 60 1-bedroom, and 25 2-bedroom units. The change from 95 to 100 units constitutes a 5.2% increase and NRA from 68,024sf to 71,162 sf constitutes a 4.6% increase.

The common area decreased from 39,056 s.f. to 18,499 s.f.

### Old Site Plan



## New Site Plan



### Operating Pro Forma

Rents were updated to the 2024 program rents  
Effective Gross Income increased by \$127k,  
total expenses increased by \$86k and as a result,  
Net Operating Income increased by \$41k.

DCR underwritten at 1.18 and \$1.06M projected 15-year cash-flow. Deferred Developer Fee pays off in three years.

### Development Cost

Acquisition Costs decreased from \$6.3M to \$5.15M. Original deal was a total acquisition cost of \$12M for 1.38 acres. The development site was .67 acres and decreased .46 acres.  
Applicant stated the total acquisition is remaining at \$12M however, they are not including the additional land that was across the street in their acquisition cost.  
The acquisition cost is supported by the appraisal.

Underwriter utilized the values in the appraisal to prorate the acquisition cost. Applicant's valuation is less than the Underwriter's calculation therefore, using the acquisition cost in development cost schedule.

Building costs increased by \$1,273,500

Underwriter utilized Marshall & Swift's "good" base cost and adjusted for a 6-story build.

Developer fee increased by \$337,164

These adjustments resulted in a Total Housing Development unadjusted cost net increase of \$2.13M.

Contractor fee is overstated by \$381k in eligible costs and \$341k total cost.

Developer fee is overstated by \$57,248 in eligible costs and \$6k in total cost.

### **Sources of Funds**

Construction and perm lender changed from Citi to Bank OZK.

Construction loan increased from \$17.9M / 6.75% to \$20M / 6.75%;

Perm loan increased from \$4.4M / 7% / 40-yr amort / 15-year term to \$5M / 7% / 40-year amort / 15-yr term.

Applicant decreased tax credit equity from \$17.39M to \$16.79M and the credit price decreased from \$.87 to \$.84.

Federal Historical tax credit equity increased from \$2.01M to \$3.05M and State historical tax credit increased from \$2.5M to \$3.8M. The credit price for both increased from \$.87 to \$.90.

Underwriter recommends an annual tax credit allocation of \$2,000,000 as previously awarded.

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

Georgian Oaks, Fort Worth, 9% HTC #24145

LOCATION DATA	
CITY:	Fort Worth
COUNTY:	Tarrant
Area Median Income	\$101,900
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2024

UNIT DISTRIBUTION							
# Beds	# Units	% Total	Assisted	MDL	ARP	Match	
Eff	15	15.0%	0	0	0	0	
1	60	60.0%	0	0	0	0	
2	25	25.0%	0	0	0	0	
3	-	0.0%	0	0	0	0	
4	-	0.0%	0	0	0	0	
5	-	0.0%	0	0	0	0	
TOTAL	100	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	9.00%
Average Unit Size	712 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	15	-	37	37	-	11	-	100
	% Total	0.0%	15.0%	0.0%	37.0%	37.0%	0.0%	11.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																				
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst		
Adaptive Re-Use Units																				
TC 30%	\$535	1	0	1	517	\$535	\$65	\$470	\$0	\$0.91	\$470	\$470	\$470	\$470	\$0.91	\$0	\$1,393	\$2.69	\$1,393	
TC 50%	\$892	3	0	1	510	\$892	\$65	\$827	\$0	\$1.62	\$827	\$2,481	\$2,481	\$827	\$1.62	\$0	\$1,380	\$2.71	\$1,380	
TC 50%	\$892	1	0	1	517	\$892	\$65	\$827	\$0	\$1.60	\$827	\$827	\$827	\$827	\$1.60	\$0	\$1,380	\$2.67	\$1,380	
TC 60%	\$1,071	2	0	1	510	\$1,071	\$65	\$1,006	\$0	\$1.97	\$1,006	\$2,012	\$2,012	\$1,006	\$1.97	\$0	\$1,380	\$2.71	\$1,380	
TC 60%	\$1,071	3	0	1	517	\$1,071	\$65	\$1,006	\$0	\$1.95	\$1,006	\$3,018	\$3,018	\$1,006	\$1.95	\$0	\$1,380	\$2.67	\$1,380	
TC 30%	\$573	1	1	1	641	\$573	\$82	\$491	\$0	\$0.77	\$491	\$491	\$491	\$491	\$0.77	\$0	\$1,627	\$2.54	\$1,627	
TC 30%	\$573	3	1	1	643	\$573	\$82	\$491	\$0	\$0.76	\$491	\$1,473	\$1,473	\$491	\$0.76	\$0	\$1,627	\$2.53	\$1,627	
TC 30%	\$573	3	1	1	666	\$573	\$82	\$491	\$0	\$0.74	\$491	\$1,473	\$1,473	\$491	\$0.74	\$0	\$1,675	\$2.52	\$1,675	
TC 50%	\$956	5	1	1	602	\$956	\$82	\$874	\$0	\$1.45	\$874	\$4,370	\$4,370	\$874	\$1.45	\$0	\$1,627	\$2.70	\$1,627	
TC 50%	\$956	5	1	1	644	\$956	\$82	\$874	\$0	\$1.36	\$874	\$4,370	\$4,370	\$874	\$1.36	\$0	\$1,627	\$2.53	\$1,627	
TC 50%	\$956	5	1	1	643	\$956	\$82	\$874	\$0	\$1.36	\$874	\$4,370	\$4,370	\$874	\$1.36	\$0	\$1,627	\$2.53	\$1,627	
TC 50%	\$956	2	1	1	850	\$956	\$82	\$874	\$0	\$1.03	\$874	\$1,748	\$1,748	\$874	\$1.03	\$0	\$1,985	\$2.34	\$1,985	
TC 60%	\$1,147	7	1	1	643	\$1,147	\$82	\$1,065	\$0	\$1.66	\$1,065	\$7,455	\$7,455	\$1,065	\$1.66	\$0	\$1,627	\$2.53	\$1,627	
TC 60%	\$1,147	2	1	1	666	\$1,147	\$82	\$1,065	\$0	\$1.60	\$1,065	\$2,130	\$2,130	\$1,065	\$1.60	\$0	\$1,627	\$2.44	\$1,627	
TC 60%	\$1,147	5	1	1	688	\$1,147	\$82	\$1,065	\$0	\$1.55	\$1,065	\$5,325	\$5,325	\$1,065	\$1.55	\$0	\$1,715	\$2.49	\$1,715	
TC 60%	\$1,147	5	1	1	708	\$1,147	\$82	\$1,065	\$0	\$1.50	\$1,065	\$5,325	\$5,325	\$1,065	\$1.50	\$0	\$1,715	\$2.42	\$1,715	
TC 80%	\$1,530	1	1	1	657	\$1,530	\$82	\$1,448	\$0	\$2.20	\$1,448	\$1,448	\$1,448	\$1,448	\$2.20	\$0	\$1,650	\$2.51	\$1,650	
TC 80%	\$1,530	1	1	1	700	\$1,530	\$82	\$1,448	\$0	\$2.07	\$1,448	\$1,448	\$1,448	\$1,448	\$2.07	\$0	\$1,650	\$2.36	\$1,650	
TC 80%	\$1,530	3	1	1	850	\$1,530	\$82	\$1,448	\$0	\$1.70	\$1,448	\$4,344	\$4,344	\$1,448	\$1.70	\$0	\$1,997	\$2.35	\$1,997	
TC 30%	\$688	3	2	2	963	\$688	\$99	\$589	\$0	\$0.61	\$589	\$1,767	\$1,767	\$589	\$0.61	\$0	\$1,994	\$2.07	\$1,994	
TC 50%	\$1,147	5	2	2	898	\$1,147	\$99	\$1,048	\$0	\$1.17	\$1,048	\$5,240	\$5,240	\$1,048	\$1.17	\$0	\$2,005	\$2.23	\$2,005	
TC 60%	\$1,377	3	2	2	963	\$1,377	\$99	\$1,278	\$0	\$1.33	\$1,278	\$3,834	\$3,834	\$1,278	\$1.33	\$0	\$2,156	\$2.24	\$2,156	
TC 60%	\$1,377	4	2	2	997	\$1,377	\$99	\$1,278	\$0	\$1.28	\$1,278	\$5,112	\$5,112	\$1,278	\$1.28	\$0	\$2,156	\$2.16	\$2,156	
TC 80%	\$1,836	1	2	2	997	\$1,836	\$99	\$1,737	\$0	\$1.74	\$1,737	\$1,737	\$1,737	\$1,737	\$1.74	\$0	\$1,944	\$1.95	\$1,944	
TC 80%	\$1,836	1	2	2	1,006	\$1,836	\$99	\$1,737	\$0	\$1.73	\$1,737	\$1,737	\$1,737	\$1,737	\$1.73	\$0	\$2,169	\$2.16	\$2,169	
New Construction Units																				
TC 30%	\$535	1	0	1	522	\$535	\$65	\$470	\$0	\$0.90	\$470	\$470	\$470	\$470	\$0.90	\$0	\$1,402	\$2.69	\$1,402	
TC 50%	\$892	3	0	1	522	\$892	\$65	\$827	\$0	\$1.58	\$827	\$2,481	\$2,481	\$827	\$1.58	\$0	\$1,402	\$2.69	\$1,402	
TC 60%	\$1,071	1	0	1	522	\$1,071	\$65	\$1,006	\$0	\$1.93	\$1,006	\$1,006	\$1,006	\$1,006	\$1.93	\$0	\$1,402	\$2.69	\$1,402	
TC 30%	\$573	2	1	1	600	\$573	\$82	\$491	\$0	\$0.82	\$491	\$982	\$982	\$491	\$0.82	\$0	\$1,627	\$2.71	\$1,627	
TC 50%	\$956	5	1	1	600	\$956	\$82	\$874	\$0	\$1.46	\$874	\$4,370	\$4,370	\$874	\$1.46	\$0	\$1,627	\$2.71	\$1,627	
TC 60%	\$1,147	3	1	1	600	\$1,147	\$82	\$1,065	\$0	\$1.78	\$1,065	\$3,195	\$3,195	\$1,065	\$1.78	\$0	\$1,627	\$2.71	\$1,627	
TC 80%	\$1,530	2	1	1	856	\$1,530	\$82	\$1,448	\$0	\$1.69	\$1,448	\$2,896	\$2,896	\$1,448	\$1.69	\$0	\$1,997	\$2.33	\$1,997	
TC 30%	\$688	1	2	2	889	\$688	\$99	\$589	\$0	\$0.66	\$589	\$589	\$589	\$589	\$0.66	\$0	\$1,994	\$2.24	\$1,994	
TC 50%	\$1,147	2	2	2	856	\$1,147	\$99	\$1,048	\$0	\$1.22	\$1,048	\$2,096	\$2,096	\$1,048	\$1.22	\$0	\$1,944	\$2.27	\$1,944	
TC 50%	\$1,147	1	2	2	889	\$1,147	\$99	\$1,048	\$0	\$1.18	\$1,048	\$1,048	\$1,048	\$1,048	\$1.18	\$0	\$2,005	\$2.26	\$2,005	
TC 60%	\$1,377	1	2	2	856	\$1,377	\$99	\$1,278	\$0	\$1.49	\$1,278	\$1,278	\$1,278	\$1,278	\$1.49	\$0	\$1,944	\$2.27	\$1,944	
TC 60%	\$1,377	1	2	2	889	\$1,377	\$99	\$1,278	\$0	\$1.44	\$1,278	\$1,278	\$1,278	\$1,278	\$1.44	\$0	\$1,944	\$2.19	\$1,944	
TC 80%	\$1,836	2	2	2	889	\$1,836	\$99	\$1,737	\$0	\$1.95	\$1,737	\$3,474	\$3,474	\$1,737	\$1.95	\$0	\$1,994	\$2.24	\$1,994	
New Construction Unit Total / SF		25				17,335														
TOTALS/AVERAGES:		100				71,162				\$0	\$1.39	\$992	\$99,168	\$99,168	\$992	\$1.39	\$0	\$1,731	\$2.43	\$1,731

ANNUAL POTENTIAL GROSS RENT:	\$1,190,016	\$1,190,016
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<b>STABILIZED PRO FORMA</b>
<i>Georgian Oaks, Fort Worth, 9% HTC #24145</i>

STABILIZED FIRST YEAR PRO FORMA														
COMPARABLES			APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
Database	Tarrant County		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.39	\$992	\$1,190,016	\$1,053,336	\$1,053,336	\$1,190,016	\$992	\$1.39		0.0%	\$0
late fees, app fees, retained deposits					\$15.00	\$18,000	\$17,100							
Total Secondary Income					\$15.00			17,100	\$18,000	\$15.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$1,208,016	\$1,070,436	\$1,070,436	\$1,208,016				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(90,601)	(80,283)	(80,283)	(90,601)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$1,117,415	\$990,153	\$990,153	\$1,117,415				0.0%	\$0

General & Administrative	\$52,573	\$526/Unit	\$55,312	\$553	4.07%	\$0.64	\$455	\$45,500	\$43,750	\$50,087	\$52,573	\$526	\$0.74	4.70%	-13.5%	(7,073)
Management	\$42,682	3.1% EGI	\$54,719	\$547	5.00%	\$0.79	\$559	\$55,871	\$49,508	\$49,508	\$55,871	\$559	\$0.79	5.00%	0.0%	0
Payroll & Payroll Tax	\$144,508	\$1,445/Unit	\$129,457	\$1,295	13.55%	\$2.13	\$1,514	\$151,400	\$124,600	\$122,984	\$151,400	\$1,514	\$2.13	13.55%	0.0%	-
Repairs & Maintenance	\$80,578	\$806/Unit	\$64,424	\$644	5.60%	\$0.88	\$626	\$62,600	\$63,850	\$66,500	\$70,000	\$700	\$0.98	6.26%	-10.6%	(7,400)
Electric/Gas	\$24,712	\$247/Unit	\$16,225	\$162	1.57%	\$0.25	\$175	\$17,500	\$18,050	\$15,414	\$16,225	\$162	\$0.23	1.45%	7.9%	1,275
Water, Sewer, & Trash	\$85,800	\$858/Unit	\$64,834	\$648	5.53%	\$0.87	\$618	\$61,800	\$52,200	\$61,592	\$64,834	\$648	\$0.91	5.80%	-4.7%	(3,034)
Property Insurance	\$67,745	\$0.95 /sf	\$75,326	\$753	8.50%	\$1.33	\$950	\$95,000	\$75,000	\$75,000	\$95,000	\$950	\$1.33	8.50%	0.0%	-
Property Tax (@ 100%) 2.3928	\$102,667	\$1,027/Unit	\$122,605	\$1,226	13.50%	\$2.12	\$1,509	\$150,851	\$129,000	\$131,242	\$146,716	\$1,467	\$2.06	13.13%	2.8%	4,135
Reserve for Replacements					2.68%	\$0.42	\$300	\$30,000	\$28,500	\$28,500	\$30,000	\$300	\$0.42	2.68%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.36%	\$0.06	\$40	\$4,000	\$3,800	\$3,800	\$4,000	\$40	\$0.06	0.36%	0.0%	-
Alarm					0.14%	\$0.02	\$16	\$1,580	\$1,580	\$1,580	\$1,580	\$16	\$0.02	0.14%	0.0%	-
<b>TOTAL EXPENSES</b>					<b>60.51%</b>	<b>\$9.50</b>	<b>\$6,761</b>	<b>\$676,102</b>	<b>\$589,838</b>	<b>\$606,207</b>	<b>\$688,199</b>	<b>\$6,882</b>	<b>\$9.67</b>	<b>61.59%</b>	<b>-1.8%</b>	<b>\$ (12,097)</b>
<b>NET OPERATING INCOME ("NOI")</b>					<b>39.49%</b>	<b>\$6.20</b>	<b>\$4,413</b>	<b>\$441,313</b>	<b>\$400,316</b>	<b>\$383,946</b>	<b>\$429,216</b>	<b>\$4,292</b>	<b>\$6.03</b>	<b>38.41%</b>	<b>2.8%</b>	<b>\$ 12,097</b>

CONTROLLABLE EXPENSES	\$3,388/Unit		\$3,550/Unit	
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<b>CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS</b>
<i>Georgian Oaks, Fort Worth, 9% HTC #24145</i>

		DEBT / GRANT SOURCES																				
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE										
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative						
UW	App	Applicant	TDHCA						DCR	LTC												
DEBT (Must Pay)	Fee	1.15	1.18	372,859	7.00%	40	15.0	\$5,000,000	\$4,400,000	\$4,400,000	\$5,000,000	15.0	40.0	7.00%	\$372,859	1.18	15.7%					
CASH FLOW DEBT / GRANTS																						
City of Fort Worth		1.15	1.18		0.00%	0	0.0	\$0	\$0	\$0	\$0	0.0	0.0	0.00%		1.18	0.0%					
City of Fort Worth - Soft Loan		1.15	1.18		0.00%	0	40.0	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	40.0	0.0	0.00%		1.18	9.4%					
				\$372,859	TOTAL DEBT / GRANT SOURCES			\$8,000,000	\$7,400,000	\$7,400,000	\$8,000,000	TOTAL DEBT SERVICE			\$372,859	1.18	25.1%					
NET CASH FLOW		\$56,357	\$68,454	APPLICANT														NET OPERATING INCOME		\$441,313	\$68,454	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	Applicant	TDHCA	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Hunt	LIHTC Equity	52.8%	\$2,000,000	\$0.84	\$16,798,320	\$17,398,260	\$17,398,260	\$16,798,320	\$0.84	\$2,000,000	52.8%	\$20,000	Previous Allocation	
Hunt - Federal Historic	Federal Historic TC	9.6%		\$0.90	\$3,051,041	\$2,071,789	\$2,071,789	\$3,051,041	\$0.90		9.6%			
Hunt - State Historic	State Historic TC	12.0%		\$0.90	\$3,813,801	\$2,589,736	\$2,589,736	\$3,813,801	\$0.90		12.0%			
O-SDA	Deferred Developer Fees	1.6%	(16% Deferred)		\$514,096	\$583,041	\$583,041	\$166,770	(5% Deferred)		0.5%	Total Developer Fee: \$3,279,554		
Additional (Excess) Funds Req'd		0.0%						\$0			0.0%			
TOTAL EQUITY SOURCES		76.0%			\$24,177,258	\$22,642,826	\$22,642,826	\$23,829,932			74.9%			

<b>TOTAL CAPITALIZATION</b>		<b>\$32,177,258</b>	<b>\$30,042,826</b>	<b>\$30,042,826</b>	<b>\$31,829,932</b>		15-Yr Cash Flow after Deferred Fee:	<b>\$1,062,445</b>
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		DEVELOPMENT COST / ITEMIZED BASIS																
		APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS					COST VARIANCE				
		Eligible Basis		Total Costs			Prior Underwriting		Total Costs			Eligible Basis						
		Acquisition	New Const. Rehab				Applicant	TDHCA				New Const. Rehab	Acquisition			%	\$	
Land Acquisition		\$0			\$12,000 / Unit	\$1,200,000	\$2,350,000	\$2,350,000	\$1,200,000	\$12,000 / Unit				0.0%	\$0			
Building Acquisition					\$39,500 / Unit	\$3,950,000	\$3,950,000	\$3,950,000	\$39,500 / Unit				\$0	0.0%	\$0			
Carrying Costs						\$484,371			\$484,371					0.0%	\$0			
Off-Sites				\$190,000	\$1,900 / Unit	\$190,000	\$190,000	\$190,000	\$190,000	\$1,900 / Unit			\$190,000		0.0%	\$0		
Site Work				\$1,115,000	\$11,150 / Unit	\$1,115,000	\$1,115,000	\$1,115,000	\$1,115,000	\$11,150 / Unit			\$1,115,000		0.0%	\$0		
Site Amenities				\$107,600	\$1,076 / Unit	\$107,600	\$107,600	\$107,600	\$107,600	\$1,076 / Unit			\$107,600		0.0%	\$0		
Building Cost				\$11,942,500	\$179.77 /sf	\$127,925/Unit	\$12,792,500	\$11,519,000	\$11,247,304	\$11,810,483	\$118,105/Unit	\$165.97 /sf	\$11,810,483		8.3%	\$982,017		
Contingency				\$1,316,510	9.86%	9.40%	\$1,335,510	\$905,212	\$886,193	\$925,616	7.00%	7.00%	\$925,616		44.3%	\$409,894		
Contractor Fees				\$1,946,714	13.27%	12.53%	\$1,946,714	\$1,937,154	\$1,896,454	\$1,946,714	13.76%	13.76%	\$1,946,714		0.0%	\$0		
Soft Costs		\$0	\$2,553,389			\$28,284 / Unit	\$2,828,389	\$2,318,925	\$2,318,925	\$2,828,389	\$28,284 / Unit		\$2,553,389	\$0	0.0%	\$0		
Financing		\$0	\$2,164,134			\$24,170 / Unit	\$2,416,967	\$2,396,699	\$2,396,699	\$2,416,967	\$24,170 / Unit		\$2,164,134	\$0	0.0%	\$0		
Developer Fee			\$0	\$3,200,377	15.00%	14.80%	\$3,285,727	\$2,948,563	\$2,904,956	\$3,121,940	15.00%	14.86%	\$3,093,440	\$0	5.2%	\$163,787		
Reserves						6 Months	\$524,480	\$304,673	\$917,953	\$1,048,961	12 Months				-50.0%	(\$524,481)		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$24,536,224			\$321,773 / Unit	\$32,177,258	\$30,042,826	\$30,281,084	\$31,146,041	\$311,460 / Unit		\$23,906,376	\$0	3.3%	\$1,031,217		
Acquisition Cost		\$0																
Contingency		(\$381,653)															(\$341,153)	\$0
Contractor's Fee		\$0															\$0	\$0
Financing Cost		\$0																
Developer Fee		\$0	(\$57,248)	15.00%	15.00%	(\$6,173)	\$0											
Reserves						\$0	\$0											
ADJUSTED BASIS / COST		\$0	\$24,097,323			\$318,299/unit	\$31,829,932	\$30,042,826	\$30,281,084	\$31,146,041	\$311,460/unit		\$23,906,376	\$0	2.2%	\$683,891		
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):							\$31,829,932											

**CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS**

*Georgian Oaks, Fort Worth, 9% HTC #24145*

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$24,097,323	\$0	\$23,906,376
Deduction of Federal Grants	\$0	(\$3,390,046)	\$0	(\$3,390,046)
TOTAL ELIGIBLE BASIS	\$0	\$20,707,277	\$0	\$20,516,330
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$26,919,460	\$0	\$26,671,230
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$26,919,460	\$0	\$26,671,230
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$2,422,751	\$0	\$2,400,411
CREDITS ON QUALIFIED BASIS	\$2,422,751		\$2,400,411	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8399	Variance to Request	
Method	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	\$2,422,751	\$20,349,077	----	----	----
Needed to Fill Gap	\$2,019,856	\$16,965,090	----	----	----
Previous Allocation	\$2,000,000	\$16,798,320	\$2,000,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	17,335 SF	\$140.59	2,437,206
Adjustments				
Exterior Wall Finish	1.95%		2.74	\$47,496
Elderly	9.00%		12.65	219,349
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			2.16	37,500
Subfloor			0.80	13,926
Floor Cover			3.68	63,793
Enclosed Corridors	\$129.24	2,135	15.92	275,937
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$2,130	24	2.95	51,120
Rough-ins	\$790	50	2.28	39,500
Built-In Appliances	\$3,675	100	21.20	367,500
Exterior Stairs	\$3,550	14	2.87	49,700
Heating/Cooling			3.12	54,085
Storage Space	\$129.24	0	0.00	0
Carports	\$16.05	0	0.00	0
Garages	\$30.00	0	0.00	0
Common/Support Area	\$0.00	0	0.00	0
Elevators	\$0	0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$3.65	19,470	4.10	71,066
<b>SUBTOTAL</b>			<b>215.07</b>	<b>3,728,176</b>
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
<b>TOTAL BUILDING COSTS</b>			<b>215.07</b>	<b>\$3,728,176</b>
Plans, specs, survey, bldg permits	3.30%		(7.10)	(\$123,030)
Contractor's OH & Profit	11.50%		(24.73)	(426,740)
<b>NET BUILDING COSTS</b>		\$127.056/unit	\$183.24/sf	\$3,176,406

## Long-Term Pro Forma

*Georgian Oaks, Fort Worth, 9% HTC #24145*

	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%	\$1,117,415	\$1,139,763	\$1,162,558	\$1,185,810	\$1,209,526	\$1,335,414	\$1,474,405	\$1,627,862	\$1,797,292	\$1,984,355	\$2,190,888	\$2,418,918
TOTAL EXPENSES	3.00%	\$676,102	\$695,826	\$716,131	\$737,034	\$758,552	\$876,032	\$1,011,876	\$1,168,972	\$1,350,667	\$1,560,833	\$1,803,957	\$2,085,235
<b>NET OPERATING INCOME ("NOI")</b>		<b>\$441,313</b>	<b>\$443,937</b>	<b>\$446,427</b>	<b>\$448,776</b>	<b>\$450,974</b>	<b>\$459,382</b>	<b>\$462,529</b>	<b>\$458,890</b>	<b>\$446,625</b>	<b>\$423,522</b>	<b>\$386,931</b>	<b>\$333,683</b>
EXPENSE/INCOME RATIO		60.5%	61.1%	61.6%	62.2%	62.7%	65.6%	68.6%	71.8%	75.2%	78.7%	82.3%	86.2%
<b>MUST -PAY DEBT SERVICE</b>													
Bank OZK		\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859
TOTAL DEBT SERVICE		\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859	\$372,859
DEBT COVERAGE RATIO		1.18	1.19	1.20	1.20	1.21	1.23	1.24	1.23	1.20	1.14	1.04	0.89
<b>ANNUAL CASH FLOW</b>		<b>\$68,454</b>	<b>\$71,078</b>	<b>\$73,568</b>	<b>\$75,917</b>	<b>\$78,115</b>	<b>\$86,524</b>	<b>\$89,671</b>	<b>\$86,031</b>	<b>\$73,766</b>	<b>\$50,663</b>	<b>\$14,072</b>	<b>(\$39,176)</b>
Deferred Developer Fee Balance		\$98,316	\$27,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>CUMULATIVE NET CASH FLOW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$46,330</b>	<b>\$122,247</b>	<b>\$200,362</b>	<b>\$617,997</b>	<b>\$1,062,445</b>	<b>\$1,502,938</b>	<b>\$1,900,161</b>	<b>\$2,204,512</b>	<b>\$2,354,043</b>	<b>\$2,272,031</b>

# 24145 Georgian Oaks - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 18, 2024

PROPERTY IDENTIFICATION	
Application #	24145
Development	Georgian Oaks
City / County	Fort Worth / Tarrant
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction (Built in 1917)

RECOMMENDATION				
TDHCA Program		Request	Recommended	
LIHTC (9% Credit)		\$2,000,000	\$2,000,000	\$21,053/Unit
				\$0.87

KEY PRINCIPALS / SPONSOR		
O-SDA Industries, LLC Megan Lasch		
Related Parties	Contractor - No	Seller - No

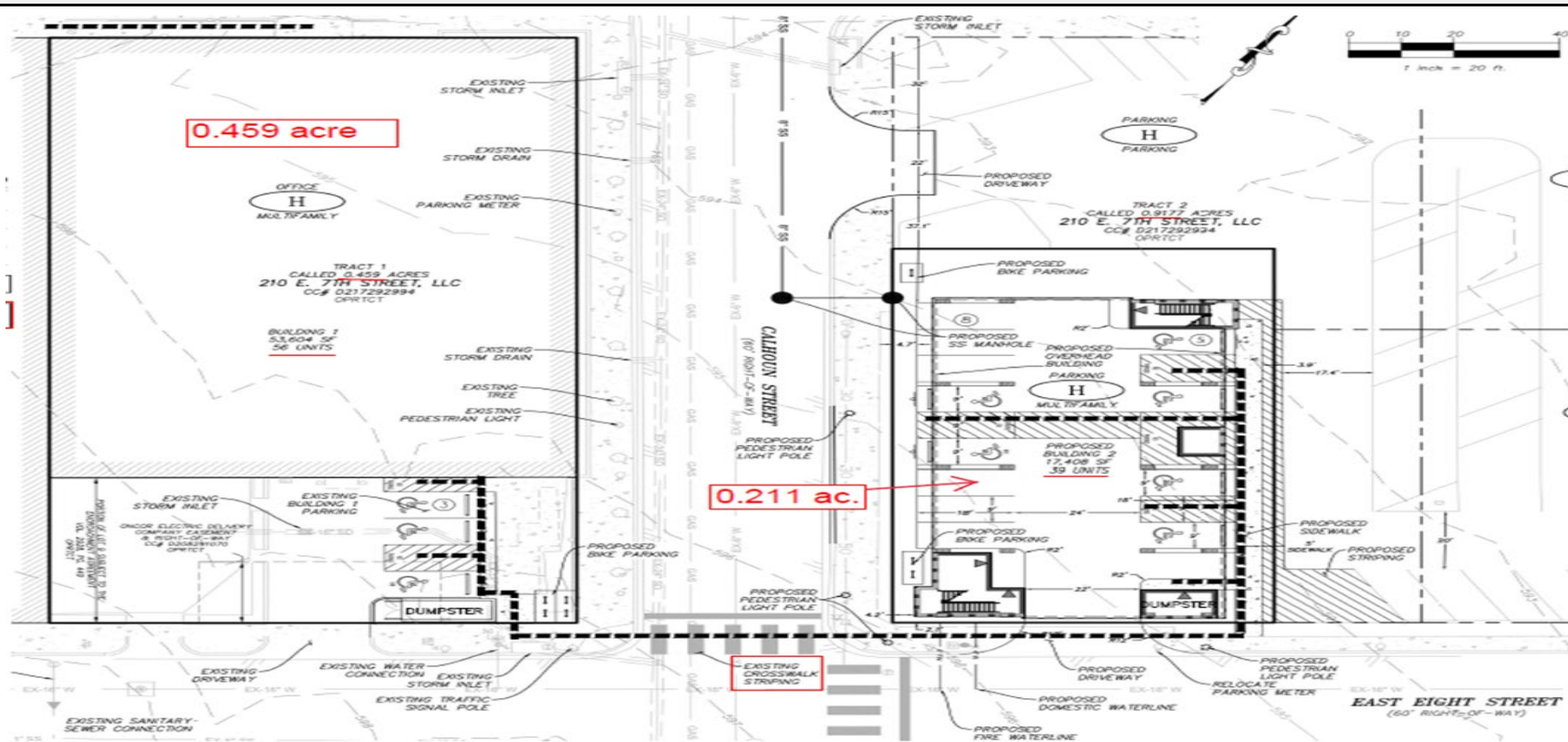
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	12	13%	20%	-	0%
1	60	63%	30%	11	12%
2	23	24%	40%	-	0%
3	-	0%	50%	38	40%
4	-	0%	60%	39	41%
			70%	-	0%
			80%	7	7%
			MR	-	0%
TOTAL	95	100%	TOTAL	95	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.22	Expense Ratio	59.6%
Breakeven Occ.	85.8%	Breakeven Rent	\$856
Average Rent	\$924	B/E Rent Margin	\$68
Property Taxes	\$1,358/unit	Exemption/PILOT	0%
Total Expense	\$6,209/unit	Controllable	\$3,184/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.3%
Highest Unit Capture Rate	7%	1 BR/50%	24
Dominant Unit Cap. Rate	7%	1 BR/50%	24
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	716 SF	Density	141.8/acre
Acquisition		\$66K/unit	\$6,300K
Building Cost	\$169.34/SF	\$121K/unit	\$11,519K
Hard Cost		\$146K/unit	\$13,837K
Total Cost		\$316K/unit	\$30,043K
Developer Fee	\$2,949K	(20% Deferred)	Paid Year: 8
Contractor Fee	\$1,937K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work		Finishes/Fixture	\$7K	5%
Building Shell	\$55K	38%	Amenities	\$1K
HVAC	\$8K	6%	Total Exterior	\$55K
Appliances	\$2K	1%	Total Interior	\$17K

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi	15/40	7.00%	\$4,400,000	1.22	City of Fort Worth - Soft Loan	40/0	0.00%	\$3,000,000	1.22	Hunt	\$17,398,260
				Hunt - Federal Historic						\$2,071,789	
				Hunt - State Historic						\$2,589,736	
				O-SDA						\$583,041	
TOTAL DEBT (Must Pay)			\$4,400,000	CASH FLOW DEBT / GRANTS			\$3,000,000	TOTAL EQUITY SOURCES		\$22,642,826	
								TOTAL DEBT SOURCES		\$7,400,000	
								TOTAL CAPITALIZATION		\$30,042,826	

CONDITIONS

1 Receipt and acceptance by Cost Certification:


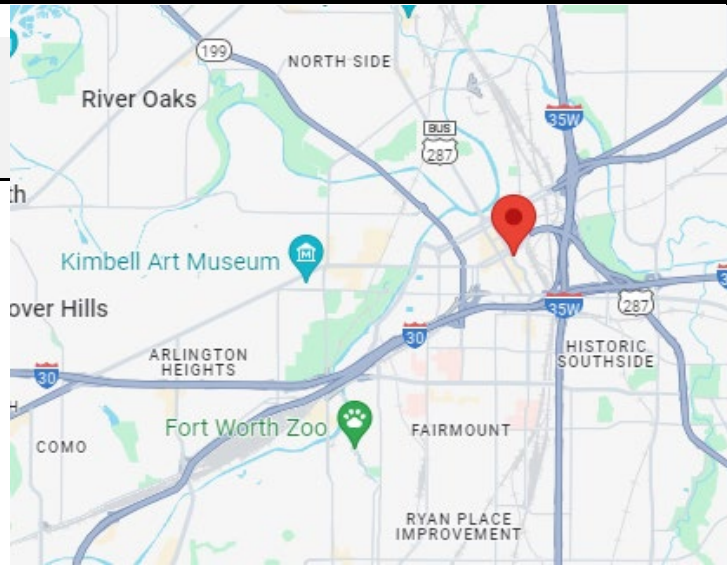
a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

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

d: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

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.

RISK PROFILE		AERIAL PHOTOGRAPH(s)	
STRENGTHS/MITIGATING FACTORS			
Previous Developer Experience			
59% Expense-To-Income Ratio			
WEAKNESSES/RISKS			
Insufficient parking; less than 1 space / unit			
Low number of units			
AREA MAP			
			



### DEVELOPMENT IDENTIFICATION

TDHCA Application #: **24145** Program(s): **9% HTC**

**Georgian Oaks**

Address/Location: 210 E 7th St

City: Fort Worth County: Tarrant Zip: 76102

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

Activity: New Construction Building Type: Elevator Served Region: 3

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
LIHTC (9% Credit)	\$2,000,000				\$2,000,000						

### CONDITIONS

- 1 Receipt and acceptance by Cost Certification:
  - a: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
  - b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.
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  - d: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

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	11
50% of AMI	50% of AMI	38
60% of AMI	60% of AMI	39
80% of AMI	80% of AMI	7

## DEVELOPMENT SUMMARY

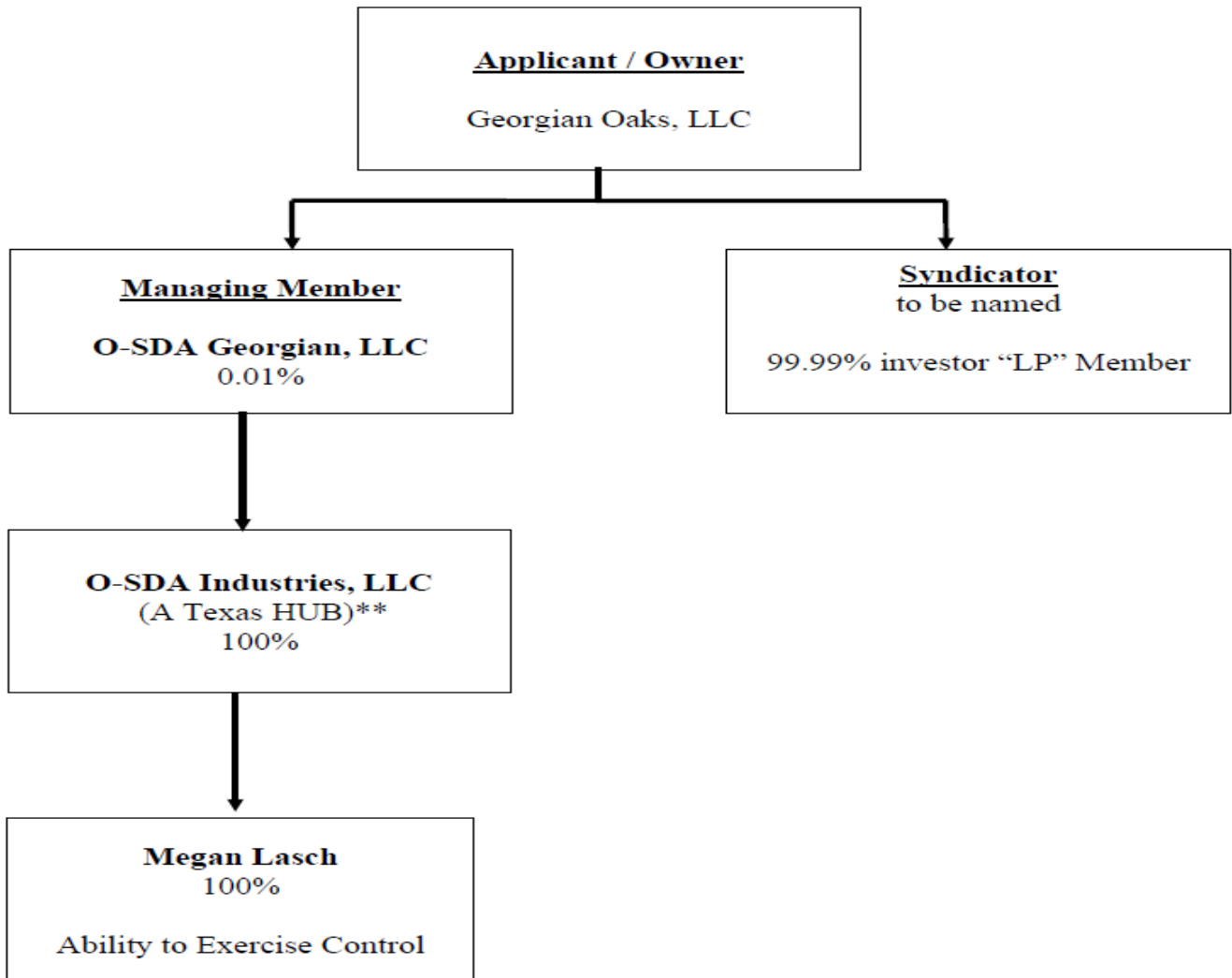
Georgian Oaks is an adaptive re-use of a historic building and new construction (elevator served) of a second building in downtown Fort Worth. The historic building is 6 stories (56 HTC units) and the new construction building is 8 stories (39 HTC units) for a total of 95 units serving elderly households.

## RISK PROFILE

STRENGTHS/MITIGATING FACTORS		WEAKNESSES/RISKS	
▫	Previous Developer Experience	▫	Insufficient parking; less than 1 space / unit
▫	59% Expense-To-Income Ratio	▫	Low number of units

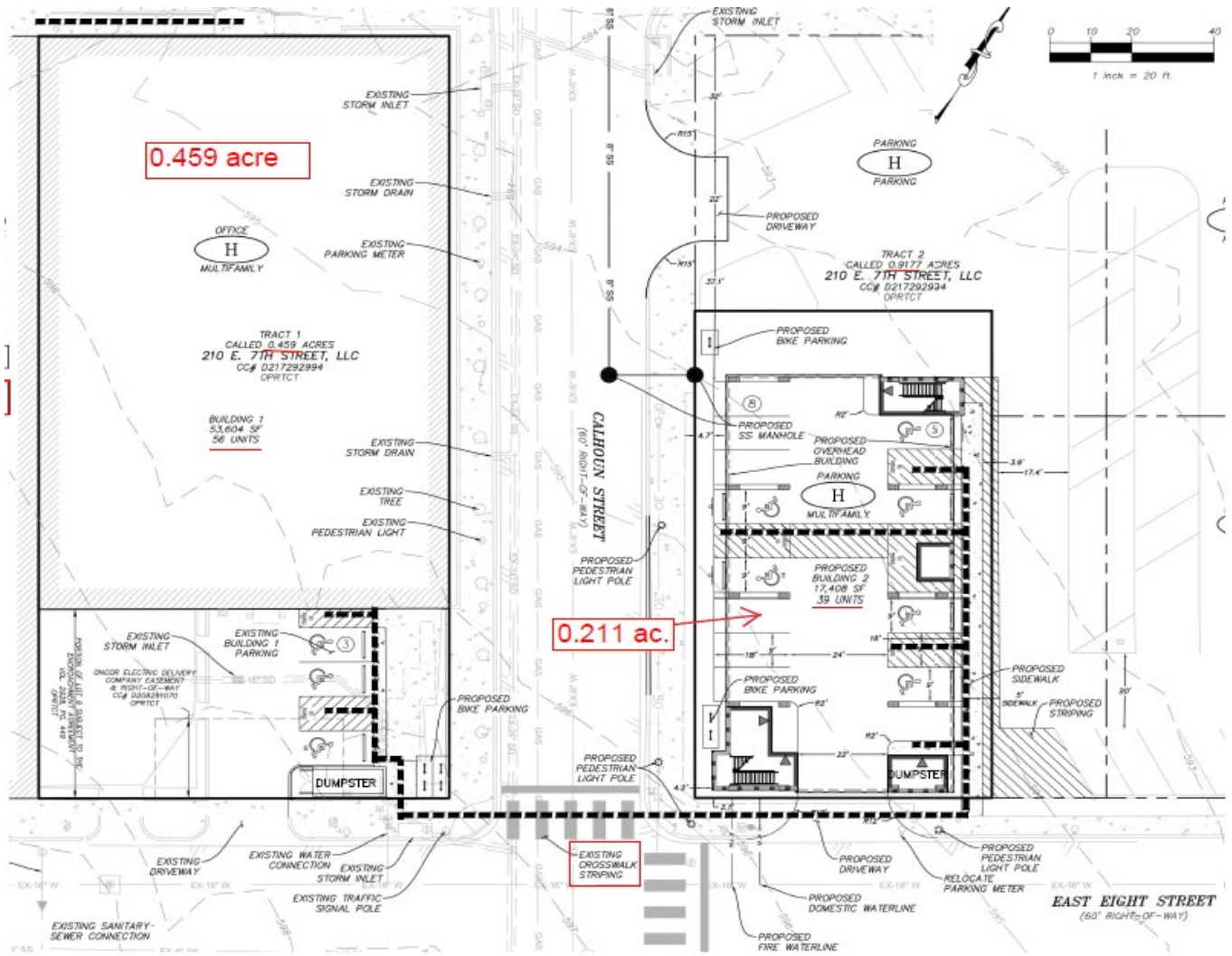
**DEVELOPMENT TEAM**

**OWNERSHIP STRUCTURE**



# DEVELOPMENT SUMMARY

## SITE PLAN





Comments:

The development is separated by public road. Written agreement with the public entity for at least the term of the LURA stating the accessible pedestrian route will remain must be in place of the 10% test.

Parking Comments:

The development is providing 16 total parking spaces (0.2 spaces per unit). The site meets local parking requirement minimums. The first floor of the new construction building is a garage with 13 spaces.

## BUILDING ELEVATION



## BUILDING CONFIGURATION

Building Type	1	2										Total Buildings	
Floors/Stories	6	8											
Number of Bldgs	1	1											2
Units per Bldg	56	39											
Total Units	56	39										95	
Avg. Unit Size (SF)		716 sf		Total NRA (SF)		68,024		Common Area (SF)*			39,056		

\*Common Area Square Footage as specified on Architect Certification

# SITE CONTROL INFO

**Site Acreage:** Development Site: 0.67 acres Density: 141.8 units/acre  
**Site Control:** 0.67 **Site Plan:** 0.67 **Appraisal:** 1.377 **ESA:** 1.38  
**Feasibility Report Survey:** 0.67 **Feasibility Report Engineer's Plan:** 0.67 **Existing LURA:** NA

Control Type: Purchase Agreement

Tract 1:	<u>0.459</u>	acres	Cost:	<u>\$1,200,000</u>	Seller:	<u>210 E 7th Street LLC</u>
Tract 2:	<u>0.211</u>	acres	Cost:	<u>\$1,150,000</u>	Seller:	<u>210 E 7th Street LLC</u>

Total Acquisition:	<u>1.38</u>	acres	Cost:	<u>\$12,000,000</u>	
Development Site:	<u>0.67</u>	acres	Cost:	<u>\$6,300,000</u>	<u>\$66,316</u> per unit

Seller: 210 E 7th Street LLC  
 Buyer: O-SDA Industries, LLC  
 Assignee: Georgian Oaks, LLC

Related-Party Seller/Identity of Interest: No

## Comments:

The appraisal includes Building Land 9% (.459 acres) & Excess Land Small 9% (.211 acres, for New Construction) for a total of .67 acres. ESA and appraisal examine the larger parcel. The acquisition cost is supported by the appraisal.

Underwriter utilized the segregated values in the appraisal to prorate the acquisition cost. Applicant's valuation is less than the Underwriter's calculation therefore, using the acquisition cost in the site control documentation.

The LURA will encumber the 0.67 acre development site.

# APPRAISED VALUE

Appraiser: Evergreen Valuation Services Date: 1/9/2024

Land as Vacant:	<u>0.67</u>	acres	<u>\$2,350,000</u>	Per Unit:	<u>\$24,737</u>
Existing Buildings: (as-is)			<u>\$5,920,000</u>	Per Unit:	<u>\$62,316</u>
Land + Buildings: (as-is)			<u>\$8,270,000</u>	Per Unit:	<u>\$87,053</u>
<b>Total Development: (as-is)</b>			<b><u>\$8,270,000</u></b>	Per Unit:	<b><u>\$87,053</u></b>

## Comments:

The appraisal includes excess land of 0.7067 acres however this area was not included in the acquisition cost as it is not considered part of the development.

## SITE INFORMATION

Flood Zone: <u>          X          </u>	Scattered Site? <u>          No          </u>
Zoning: <u>          H (Cen Bus                   Dist/Historical)          </u>	Within 100-yr floodplain? <u>          No          </u>
Re-Zoning Required? <u>          No          </u>	Utilities at Site? <u>          Yes          </u>
Rehab building	Title Issues? <u>          No          </u>
Year Constructed: <u>          1917          </u>	

### Current Uses of Subject Site:

The current historic structure is vacant

### Other Observations:

The development site consists of two parcels with a public street in between. Per subparagraph (B) of the TDHCA definition of "Development," this application will be for two parcels separated by a public road and the development owner will work with the City of Fort Worth to obtain a written agreement for at least the term of the LURA for the accessible route to remain between the parcels such that the site is considered contiguous and not a scattered site.

## HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider:           Phase Engineering           Date:           2/6/2024          

### Recognized Environmental Conditions (RECs) and Other Concerns:

- Due to proximity to several major roadways and railroads, a noise study is recommended for the proposed development. It is likely noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

Various types of noise mitigation can be utilized in order to decrease the noise environment, especially in the more noise sensitive locations such as interior spaces and outdoor recreational areas. Most notable examples include when practicable, modifying the building configuration, moving the buildings farther away from the noise source, and incorporating noise attenuation in the building materials.

- Indication of likely impact to the subject property from undocumented hazardous substance and/or petroleum product releases from historical blacksmith, automotive garage and bus repair shop operations conducted at the subject property. Indications of likely impact to the subject property from undocumented hazardous substance and/or petroleum product releases from historical operations at adjoining properties from historical operations including printing shop operations, gasoline service and filling stations, dry cleaner operations, automotive garage operations, electric power plant and electric service company operations.

A phase 2 environmental site assessment is recommended to investigate the potential environmental impact due to the identified RECs.

- A visual asbestos inspection was conducted by Phase Engineering, LLC. Potential ACBMs in the form of wall material, ceiling material and miscellaneous building material in good non-friable condition were observed at the subject property. No asbestos sampling was performed as part of this ESA and no previous asbestos inspection reports or abatement reports were provided to Phase Engineering.

In the event of renovation or demolition, any ACBMs must be handled by a TDSHS licensed asbestos contractor and a licensed asbestos consultant.

- Since the subject property consists of a commercial building that was built prior to 1978, lead-based paint may be present on painted surfaces of the building. No paint chips were noted on the ground during the site inspection. No lead-based paint sampling was performed as part of this ESA and no previous lead-based paint inspection reports or abatement reports were provided.

In the event of renovation, further sampling may be required prior to these activities to satisfy the EPA, OSHA, and TDSHS rules and regulations.

- Since the onsite building was constructed prior to 1986, testing for lead in the drinking water is recommended if any of the existing plumbing systems are planned for use in future development of the subject property.

## MARKET ANALYSIS

Provider: Apartment Market Data, LLC

Date: 3/20/2024

Primary Market Area (PMA): 23.71 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
	None		#N/A	#N/A		#N/A

#### Stabilized Affordable Developments in PMA

Total Units	2,274
Total Developments	17
Average Occupancy	93.9%

### OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Senior Households in the Primary Market Area	11,034			
Potential Demand from the Primary Market Area	6,477			
10% External Demand	648			
Potential Demand from Other Sources	0			
<b>GROSS DEMAND</b>	7,125			
Subject Affordable Units	95			
Unstabilized Competitive Units	0			
<b>RELEVANT SUPPLY</b>	95			
<b>Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE</b>	<b>1.3%</b>			

Population: **Elderly Limitation** Market Area: **Urban** Maximum Gross Capture Rate: **10%**

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
		Market Analyst								
AMGI Band		Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate				
30% AMGI		1,815	182	11	0	0.55%				
50% AMGI		1,731	173	38	0	2.00%				
60% AMGI		1,373	137	39	0	2.58%				
80% AMGI		1,558	156	7	0	0.41%				

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
		Market Analyst								
Unit Type		Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate				
0 BR/30%		317	32	1	0	0.29%				
0 BR/50%		142	14	5	0	3.20%				
0 BR/60%		152	15	6	0	3.59%				
1 BR/30%		494	49	7	0	1.29%				
1 BR/50%		329	33	24	0	6.63%				
1 BR/60%		334	33	24	0	6.53%				
1 BR/80%		358	36	5	0	1.27%				
2 BR/30%		662	66	3	0	0.41%				
2 BR/50%		551	55	9	0	1.48%				
2 BR/60%		616	62	9	0	1.33%				
2 BR/80%		691	69	2	0	0.26%				

## OPERATING PRO FORMA

### SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$400,316	Avg. Rent:	\$924	Expense Ratio:	59.6%
Debt Service:	\$328,116	B/E Rent:	\$856	Controllable Expenses:	\$3,184
Net Cash Flow:	\$72,200	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,358
Aggregate DCR:	1.22	B/E Occupancy:	85.8%	Program Rent Year:	2023

## DEVELOPMENT COST EVALUATION

### SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$3,507,463/ac	\$66,316/unit	<b>\$6,300,000</b>	Contractor Fee	<b>\$1,937,154</b>
Off-site + Site Work		\$14,869/unit	<b>\$1,412,600</b>	Soft Cost + Financing	<b>\$4,715,624</b>
Building Cost	\$169.34/sf	\$121,253/unit	<b>\$11,519,000</b>	Developer Fee	<b>\$2,948,563</b>
Contingency	7.00%	\$9,529/unit	<b>\$905,212</b>	Reserves	<b>\$304,673</b>
<b>Total Development Cost</b>		<b>\$316,240/unit</b>	<b>\$30,042,826</b>	<b>Rehabilitation Cost</b>	<b>\$72,721/unit</b>

**Qualified for 30% Basis Boost?**

Located in a Small Area Difficult Development Area (SADDA)

Off-site:

Applicant is including \$190,000 in off-site costs. \$70,000 for off-site sewer and \$120,000 for off-site concrete. A letter from Tidwell Group was provided reviewing these costs and determining they are includable in eligible basis

Building Cost:

The development consists of an adaptive re-use rehabilitation and new construction. Underwriter separated the costs of new construction from the rehabilitation. Underwriter calculated new construction costs at \$4,393,804 and rehabilitation costs at \$6,908,500.

Underwriter adjusted base cost for new construction 8-story build.

### REHABILITATION COSTS / UNIT / % HARD COST

Site Work	\$0	\$/unit	0%	Finishes/Fixtures	\$640,200	\$6,739/unit	5%
Building Shell	\$5,209,600	\$54,838/unit	38%	HVAC	\$806,000	\$8,484/unit	6%
Amenities	\$55,000	\$579/unit	0%	Appliances	\$197,700	\$2,081/unit	1%
<b>Total Exterior</b>	<b>\$5,264,600</b>	<b>\$55,417/unit</b>	<b>76%</b>	<b>Total Interior</b>	<b>\$1,643,900</b>	<b>\$17,304/unit</b>	<b>24%</b>

## SCOPE & COST REVIEW

Provider: Phase Engineering

Date: 2/9/2024

### Scope of Work:

Rehabilitation of existing building and new construction of additional building to include:

#### **Site Work: (Rehab or replace)**

Landscaping  
Irrigation  
Fences  
Site lighting  
Excavation  
Signage  
Sidewalks and HVAC pads  
Concrete Paving

#### **Foundation:**

Cast in place concrete  
Structural steel and miscellaneous metals

#### **Building Exterior: (Rehab or replace)**

Building demolition for rehab  
Masonry systems  
Building insulation  
Access door and panels  
New window systems  
Louvers and Vents  
Pre-school building  
New roofing systems  
Metal stairs and rails  
Gutters and downspouts  
Moisture protection

#### **Building Interior: (Rehab or replace)**

Abatement  
Cabinets and countertops  
Mirrors  
Finish hardware and bath accessories  
Finish carpentry  
Pre-hung doors  
Ceramic Tile  
Paints and finishes  
Resilient flooring  
Appliances  
Window treatments  
Light fixtures and fans  
Elevator  
Fire alarm systems  
Plumbing fixtures  
Electric systems

### Reserves:

Applicant's total capital reserves represent approximately 4 months of operating expenses and debt service and the Underwriter is calculating 12-months.

## Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$30,042,826	\$20,538,409	\$2,124,374

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Citi	Loan	\$17,900,000	7.00%	56%
Hunt	HTC	\$6,959,304	\$0.87	22%
Hunt - Federal Historic	Federal Historic	\$828,716	\$0.00	3%
Hunt - State Historic	State Historic	\$1,035,894	\$0.00	3%
City of Fort Worth	§11.9(d)(2)LPS Contribution	\$500	0.00%	0%
O-SDA	Deferred Developer Fee	\$2,193,000	0.00%	7%
		<b>\$31,917,414</b>	<b>Total Sources</b>	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citi	\$4,400,000	7.00%	40	15.0	\$4,400,000	7.00%	40	15.0	15%
	\$0	Fee Waiver			\$0	Fee Waiver			0%
City of Fort Worth - Soft Loan	\$3,000,000	0.00%	0	40.0	\$3,000,000	0.00%	0	40.0	10%
<b>Total</b>	<b>\$7,400,000</b>				<b>\$7,400,000</b>				

		PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees		Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hunt		\$17,398,260	\$0.87		\$17,398,260	\$0.87	58%	
Hunt - Federal Historic		\$2,071,789			\$2,071,789		7%	
Hunt - State Historic		\$2,589,736			\$2,589,736		9%	
O-SDA		\$583,041		20%	\$583,041		2%	20%
Total		\$22,642,826			\$22,642,826			
					\$30,042,826	Total Sources		

Credit Price Sensitivity based on current capital structure	
<b>\$0.899</b>	Maximum Credit Price before the Development is oversourced and allocation is limited
<b>\$0.834</b>	Minimum Credit Price below which the Development would be characterized as infeasible

## Comments:

Underwriter deducted total federal grant funding of \$2,381,366 from the calculation of qualified basis.

## CONCLUSIONS

### Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$30,042,826
Permanent Sources (debt + non-HTC equity)	\$12,061,525
<b>Gap in Permanent Financing</b>	<b>\$17,981,301</b>

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$18,480,206	\$2,124,374
Needed to Balance Sources & Uses	\$17,981,301	\$2,067,023
Requested by Applicant	\$17,398,260	\$2,000,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
<b>Tax Credit Allocation</b>	<b>\$17,398,260</b>	<b>\$2,000,000</b>

<b>Deferred Developer Fee</b>	<b>\$583,041</b>	( 20% deferred)
<b>Repayable in</b>	<b>8 years</b>	

### Recommendation:

Underwriter recommends annual credits of \$2,000,000 as requested by applicant.

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									
Georgian Oaks, Fort Worth, 9% HTC #24145									

LOCATION DATA	
CITY:	Fort Worth
COUNTY:	Tarrant
Area Median Income	\$97,700
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	12	12.6%	0	0	0	0
1	60	63.2%	0	0	0	0
2	23	24.2%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	95	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	9.00%
Average Unit Size	716 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average	# Units	-	11	-	38	39	-	7	-	95
Income	% Total	0.0%	11.6%	0.0%	40.0%	41.1%	0.0%	7.4%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
Adaptive Re-Use Units																			
TC 30%	\$502	1	0	1	590	\$502	\$65	\$437	\$0	\$0.74	\$437	\$437	\$437	\$437	\$0.74	\$0	\$1,524	\$2.58	\$1,524
TC 50%	\$837	5	0	1	590	\$837	\$65	\$772	\$0	\$1.31	\$772	\$3,860	\$3,860	\$772	\$1.31	\$0	\$1,524	\$2.58	\$1,524
TC 60%	\$1,005	6	0	1	590	\$1,005	\$65	\$940	\$0	\$1.59	\$940	\$5,640	\$5,640	\$940	\$1.59	\$0	\$1,524	\$2.58	\$1,524
TC 30%	\$538	3	1	1	710	\$538	\$82	\$456	\$0	\$0.64	\$456	\$1,368	\$1,368	\$456	\$0.64	\$0	\$1,716	\$2.42	\$1,716
TC 50%	\$897	3	1	1	690	\$897	\$82	\$815	\$0	\$1.18	\$815	\$2,445	\$2,445	\$815	\$1.18	\$0	\$1,690	\$2.45	\$1,690
TC 50%	\$897	9	1	1	710	\$897	\$82	\$815	\$0	\$1.15	\$815	\$7,335	\$7,335	\$815	\$1.15	\$0	\$1,716	\$2.42	\$1,716
TC 60%	\$1,077	2	1	1	690	\$1,077	\$82	\$995	\$0	\$1.44	\$995	\$1,990	\$1,990	\$995	\$1.44	\$0	\$1,690	\$2.45	\$1,690
TC 60%	\$1,077	13	1	1	710	\$1,077	\$82	\$995	\$0	\$1.40	\$995	\$12,935	\$12,935	\$995	\$1.40	\$0	\$1,716	\$2.42	\$1,716
TC 80%	\$1,436	1	1	1	690	\$1,436	\$82	\$1,354	\$0	\$1.96	\$1,354	\$1,354	\$1,354	\$1,354	\$1.96	\$0	\$1,690	\$2.45	\$1,690
TC 80%	\$1,436	2	1	1	710	\$1,436	\$82	\$1,354	\$0	\$1.91	\$1,354	\$2,708	\$2,708	\$1,354	\$1.91	\$0	\$1,716	\$2.42	\$1,716
TC 30%	\$646	1	2	2	970	\$646	\$99	\$547	\$0	\$0.56	\$547	\$547	\$547	\$547	\$0.56	\$0	\$2,115	\$2.18	\$2,115
TC 30%	\$646	1	2	2	1,064	\$646	\$99	\$547	\$0	\$0.51	\$547	\$547	\$547	\$547	\$0.51	\$0	\$2,317	\$2.18	\$2,317
TC 50%	\$1,077	1	2	2	970	\$1,077	\$99	\$978	\$0	\$1.01	\$978	\$978	\$978	\$978	\$1.01	\$0	\$2,115	\$2.18	\$2,115
TC 50%	\$1,077	3	2	2	1,064	\$1,077	\$99	\$978	\$0	\$0.92	\$978	\$2,934	\$2,934	\$978	\$0.92	\$0	\$2,317	\$2.18	\$2,317
TC 60%	\$1,293	2	2	2	970	\$1,293	\$99	\$1,194	\$0	\$1.23	\$1,194	\$2,388	\$2,388	\$1,194	\$1.23	\$0	\$2,115	\$2.18	\$2,115
TC 60%	\$1,293	2	2	2	1,064	\$1,293	\$99	\$1,194	\$0	\$1.12	\$1,194	\$2,388	\$2,388	\$1,194	\$1.12	\$0	\$2,317	\$2.18	\$2,317
TC 80%	\$1,724	1	2	2	970	\$1,724	\$99	\$1,625	\$0	\$1.68	\$1,625	\$1,625	\$1,625	\$1,625	\$1.68	\$0	\$2,115	\$2.18	\$2,115
New Construction Units																			
TC 30%	\$538	4	1	1	600	\$538	\$82	\$456	\$0	\$0.76	\$456	\$1,824	\$1,824	\$456	\$0.76	\$0	\$1,627	\$2.71	\$1,627
TC 50%	\$897	12	1	1	600	\$897	\$82	\$815	\$0	\$1.36	\$815	\$9,780	\$9,780	\$815	\$1.36	\$0	\$1,627	\$2.71	\$1,627
TC 60%	\$1,077	9	1	1	600	\$1,077	\$82	\$995	\$0	\$1.66	\$995	\$8,955	\$8,955	\$995	\$1.66	\$0	\$1,627	\$2.71	\$1,627
TC 80%	\$1,436	2	1	1	600	\$1,436	\$82	\$1,354	\$0	\$2.26	\$1,354	\$2,708	\$2,708	\$1,354	\$2.26	\$0	\$1,627	\$2.71	\$1,627
TC 30%	\$646	1	2	2	850	\$646	\$99	\$547	\$0	\$0.64	\$547	\$547	\$547	\$547	\$0.64	\$0	\$1,935	\$2.28	\$1,935
TC 50%	\$1,077	5	2	2	850	\$1,077	\$99	\$978	\$0	\$1.15	\$978	\$4,890	\$4,890	\$978	\$1.15	\$0	\$1,935	\$2.28	\$1,935
TC 60%	\$1,293	5	2	2	850	\$1,293	\$99	\$1,194	\$0	\$1.40	\$1,194	\$5,970	\$5,970	\$1,194	\$1.40	\$0	\$1,935	\$2.28	\$1,935
TC 80%	\$1,724	1	2	2	850	\$1,724	\$99	\$1,625	\$0	\$1.91	\$1,625	\$1,625	\$1,625	\$1,625	\$1.91	\$0	\$1,935	\$2.28	\$1,935
New Construction Unit Total / SF		39			26,400														
TOTALS/AVERAGES:		95			68,024				\$0	\$1.29	\$924	\$87,778	\$87,778	\$924	\$1.29	\$0	\$1,751	\$2.45	\$1,751

ANNUAL POTENTIAL GROSS RENT:	\$1,053,336	\$1,053,336
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\*MFDL units float among Unit Types

STABILIZED PRO FORMA

Georgian Oaks, Fort Worth, 9% HTC #24145

STABILIZED FIRST YEAR PRO FORMA													
COMPARABLES				APPLICANT				TDHCA				VARIANCE	
Database	Tarrant County			% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$1.29	\$924	\$1,053,336	\$1,053,336	\$924	\$1.29		0.0%	\$0
late fees, app fees, retained deposits						\$15.00	\$17,100						
Total Secondary Income						\$15.00		\$17,100	\$15.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$1,070,436	\$1,070,436				0.0%	\$0
Vacancy & Collection Loss						7.5% PGI	(80,283)	(80,283)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$990,153	\$990,153				0.0%	\$0

General & Administrative	\$50,087	\$527/Unit	\$52,546	\$553	4.42%	\$0.64	\$461	\$43,750	\$50,087	\$527	\$0.74	5.06%	-12.7%	(6,337)
Management	\$40,665	3.1% EGI	\$51,983	\$547	5.00%	\$0.73	\$521	\$49,508	\$49,508	\$521	\$0.73	5.00%	0.0%	-
Payroll & Payroll Tax	\$137,283	\$1,445/Unit	\$122,984	\$1,295	12.58%	\$1.83	\$1,312	\$124,600	\$122,984	\$1,295	\$1.81	12.42%	1.3%	1,616
Repairs & Maintenance	\$76,549	\$806/Unit	\$61,203	\$644	6.45%	\$0.94	\$672	\$63,850	\$66,500	\$700	\$0.98	6.72%	-4.0%	(2,650)
Electric/Gas	\$23,546	\$248/Unit	\$15,414	\$162	1.82%	\$0.27	\$190	\$18,050	\$15,414	\$162	\$0.23	1.56%	17.1%	2,636
Water, Sewer, & Trash	\$81,510	\$858/Unit	\$61,592	\$648	5.27%	\$0.77	\$549	\$52,200	\$61,592	\$648	\$0.91	6.22%	-15.2%	(9,392)
Property Insurance	\$64,358	\$0.95 /sf	\$71,559	\$753	7.57%	\$1.10	\$789	\$75,000	\$75,000	\$789	\$1.10	7.57%	0.0%	-
Property Tax (@ 100%) 2.3928	\$97,808	\$1,030/Unit	\$116,475	\$1,226	13.03%	\$1.90	\$1,358	\$129,000	\$131,242	\$1,381	\$1.93	13.25%	-1.7%	(2,242)
Reserve for Replacements					2.88%	\$0.42	\$300	\$28,500	\$28,500	\$300	\$0.42	2.88%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.38%	\$0.06	\$40	\$3,800	\$3,800	\$40	\$0.06	0.38%	0.0%	-
Alarm					0.16%	\$0.02	\$17	\$1,580	\$1,580	\$17	\$0.02	0.16%	0.0%	-
TOTAL EXPENSES					59.57%	\$8.67	\$6,209	\$589,838	\$606,207	\$6,381	\$8.91	61.22%	-2.7%	\$ (16,369)
NET OPERATING INCOME ("NOI")					40.43%	\$5.88	\$4,214	\$400,316	\$383,946	\$4,042	\$5.64	38.78%	4.3%	\$ 16,369

CONTROLLABLE EXPENSES			\$3,184/Unit			\$3,332/Unit		
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Georgian Oaks, Fort Worth, 9% HTC #24145

		DEBT / GRANT SOURCES													
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App											DCR	LTC
Citi		1.17	1.22	328,116	7.00%	40	15.0	\$4,400,000	\$4,400,000	15.0	40.0	7.00%	\$328,116	1.22	14.6%
Adjustment to Debt Per §11.302(c)(2)	0.00%									15.0	40.0	7.00%		1.22	0.0%
CASH FLOW DEBT / GRANTS															
City of Fort Worth		1.17	1.22		0.00%	0	0.0	\$0	\$0	0.0	0.0	0.00%		1.22	0.0%
City of Fort Worth - Soft Loan		1.17	1.22		0.00%	0	40.0	\$3,000,000	\$3,000,000	40.0	0.0	0.00%		1.22	10.0%
				\$328,116	TOTAL DEBT / GRANT SOURCES			\$7,400,000	\$7,400,000	TOTAL DEBT SERVICE			\$328,116	1.22	24.6%

NET CASH FLOW	\$55,831	\$72,200	APPLICANT		NET OPERATING INCOME		\$400,316	\$72,200	NET CASH FLOW
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	EQUITY SOURCES										
	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
EQUITY / DEFERRED FEES											
Hunt	LIHTC Equity	57.9%	\$2,000,000	\$0.87	\$17,398,260	\$17,398,260	\$0.87	\$2,000,000	57.9%	\$21,053	Applicant Request
Hunt - Federal Historic	Federal Historic TC	6.9%		\$0.87	\$2,071,789	\$2,071,789	\$0.87		6.9%		
Hunt - State Historic	State Historic TC	8.6%		\$0.87	\$2,589,736	\$2,589,736	\$0.87		8.6%		
O-SDA	Deferred Developer Fees	1.9%	(20% Deferred)		\$583,041	\$583,041	(20% Deferred)		1.9%	Total Developer Fee:	\$2,948,563
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%		
TOTAL EQUITY SOURCES		75.4%			\$22,642,826	\$22,642,826			75.4%		

TOTAL CAPITALIZATION	\$30,042,826	\$30,042,826			15-Yr Cash Flow after Deferred Fee:		\$712,650
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		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				\$24,737 / Unit	\$2,350,000	\$2,350,000	\$24,737 / Unit				0.0%	\$0	
Building Acquisition		\$0		\$41,579 / Unit	\$3,950,000	\$3,950,000	\$41,579 / Unit			\$0	0.0%	\$0	
Off-Sites			\$190,000	\$2,000 / Unit	\$190,000	\$190,000	\$2,000 / Unit		\$190,000		0.0%	\$0	
Site Work			\$1,115,000	\$11,737 / Unit	\$1,115,000	\$1,115,000	\$11,737 / Unit		\$1,115,000		0.0%	\$0	
Site Amenities			\$107,600	\$1,133 / Unit	\$107,600	\$107,600	\$1,133 / Unit		\$107,600		0.0%	\$0	
Building Cost			\$9,839,000	\$169.34 /sf	\$121,253/Unit	\$11,519,000	\$11,247,304	\$118,393/Unit	\$165.34 /sf		\$9,839,000	2.4%	\$271,696
Contingency			\$787,612	7.00%	7.00%	\$905,212	\$886,193	7.00%	7.00%		\$787,612	2.1%	\$19,019
Contractor Fees			\$1,685,490	14.00%	14.00%	\$1,937,154	\$1,896,454	14.00%	14.00%		\$1,685,490	2.1%	\$40,700
Soft Costs		\$0	\$2,143,925	\$24,410 / Unit		\$2,318,925	\$24,410 / Unit		\$2,143,925	\$0	0.0%	\$0	
Financing		\$0	\$1,990,859	\$25,228 / Unit		\$2,396,699	\$25,228 / Unit		\$1,990,859	\$0	0.0%	\$0	
Developer Fee		\$0	\$2,678,923	15.00%	15.00%	\$2,948,563	\$2,904,956	15.00%	14.84%	\$2,650,423	\$0	1.5%	\$43,607
Reserves				4 Months		\$304,673	\$917,953	12 Months				-66.8%	(\$613,280)
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$20,538,409	\$316,240 / Unit		\$30,042,826	\$30,281,084	\$318,748 / Unit		\$20,509,909	\$0	-0.8%	(\$238,258)
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	\$20,538,409	\$316,240/unit		\$30,042,826	\$30,281,084	\$318,748/unit		\$20,509,909	\$0	-0.8%	(\$238,258)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$30,042,826							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Georgian Oaks, Fort Worth, 9% HTC #24145

CREDIT CALCULATION ON QUALIFIED BASIS				
Applicant		TDHCA		
Acquisition	Construction Rehabilitation	Acquisition	Construction	
ADJUSTED BASIS	\$0	\$20,538,409	\$0	\$20,509,909
Deduction of Federal Grants	\$0	(\$2,381,366.00)	\$0	(\$2,381,366)
TOTAL ELIGIBLE BASIS	\$0	\$18,157,043	\$0	\$18,128,543
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$23,604,156	\$0	\$23,567,106
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$23,604,156	\$0	\$23,567,106
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$2,124,374	\$0	\$2,121,040
CREDITS ON QUALIFIED BASIS	\$2,124,374		\$2,121,040	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price \$0.8699	Variance to Request	
	Annual Credits	Proceeds	Credit Allocation	Credits	Proceeds
Eligible Basis	\$2,124,374	\$18,480,206	----	----	----
Needed to Fill Gap	\$2,067,023	\$17,981,301	----	----	----
Applicant Request	\$2,000,000	\$17,398,260	\$2,000,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	26,400 SF	\$106.55	2,813,040
Adjustments				
Exterior Wall Finish	1.86%		1.98	\$52,403
Elderly	9.00%		9.59	253,174
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			2.22	150,735
Subfloor			0.91	24,142
Floor Cover			3.68	97,152
Enclosed Corridors	\$95.20	5,950	21.46	566,443
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$1,420	36	1.94	51,120
Rough-ins	\$700	78	2.07	54,600
Built-In Appliances	\$2,280	95	8.20	216,600
Exterior Stairs	\$3,550	14	1.88	49,700
Heating/Cooling			3.12	82,368
Storage Space	\$95.20	0	0.00	0
Carports	\$16.05	0	0.00	0
Garages	\$30.00	0	0.00	0
Common/Support Area	\$138.16	2,430	12.72	335,731
Elevators	\$223,200	1	8.45	223,200
Other:			0.00	0
Fire Sprinklers	\$3.65	76,404	10.56	278,874
SUBTOTAL			195.34	5,157,047
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			195.34	\$5,157,047
Plans, specs, survey, bldg permits	3.30%		(6.45)	(\$170,183)
Contractor's OH & Profit	11.50%		(22.46)	(593,060)
NET BUILDING COSTS			\$112,662/unit	\$166.43/sf \$4,393,804

## Long-Term Pro Forma

*Georgian Oaks, Fort Worth, 9% HTC #24145*

	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%	\$990,153	\$1,009,956	\$1,030,155	\$1,050,759	\$1,071,774	\$1,183,325	\$1,306,486	\$1,442,466	\$1,592,599	\$1,758,358	\$1,941,370	\$2,143,429
TOTAL EXPENSES	3.00%	\$589,838	\$607,038	\$624,744	\$642,971	\$661,735	\$764,174	\$882,622	\$1,019,595	\$1,178,010	\$1,361,241	\$1,573,199	\$1,818,411
<b>NET OPERATING INCOME ("NOI")</b>		<b>\$400,316</b>	<b>\$402,919</b>	<b>\$405,412</b>	<b>\$407,787</b>	<b>\$410,039</b>	<b>\$419,151</b>	<b>\$423,864</b>	<b>\$422,871</b>	<b>\$414,590</b>	<b>\$397,118</b>	<b>\$368,171</b>	<b>\$325,018</b>
EXPENSE/INCOME RATIO		59.6%	60.1%	60.6%	61.2%	61.7%	64.6%	67.6%	70.7%	74.0%	77.4%	81.0%	84.8%
<b>MUST -PAY DEBT SERVICE</b>													
Citi		\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116
TOTAL DEBT SERVICE		\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116	\$328,116
DEBT COVERAGE RATIO		1.22	1.23	1.24	1.24	1.25	1.28	1.29	1.29	1.26	1.21	1.12	0.99
<b>ANNUAL CASH FLOW</b>		<b>\$72,200</b>	<b>\$74,803</b>	<b>\$77,296</b>	<b>\$79,672</b>	<b>\$81,923</b>	<b>\$91,035</b>	<b>\$95,749</b>	<b>\$94,755</b>	<b>\$86,474</b>	<b>\$69,002</b>	<b>\$40,055</b>	<b>(\$3,098)</b>
Deferred Developer Fee Balance		\$510,841	\$436,038	\$358,742	\$279,070	\$197,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>CUMULATIVE NET CASH FLOW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$241,332</b>	<b>\$712,650</b>	<b>\$1,190,990</b>	<b>\$1,643,194</b>	<b>\$2,027,250</b>	<b>\$2,290,520</b>	<b>\$2,367,630</b>