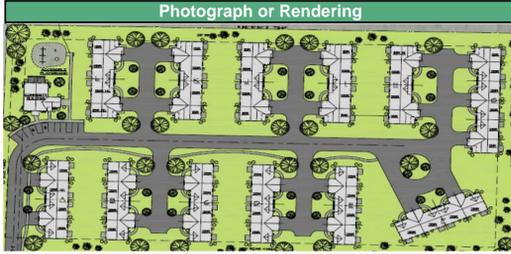


**Proposal Summary**

AHFA St Marys Crossing

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**St Marys Crossing**  
St. Mary's Crossing Family Housing is a proposed new construction family housing project to be located on a 7 ± acre site at the end of Brandywine Court in the City of St. Mary's. The proposed has all neighborhood amenities required by family households are within easy access of the site. The proposed development will include 50 dwelling units in 12, single-story buildings. The project will consist of a mix of 12 one-bedroom, 28 two-bedroom and 10 three-bedroom units. The units will be nicely appointed with Energy Star rated kitchen appliances including dishwashers and microwave ovens. Energy Star rated central HVAC equipment will be installed. The complex will have ample common areas, both indoor and outdoor, including a separate Community Building that will house an on-site property manager. The Community Building will include a fitness center, community meeting space and social service office as well as a laundry room.

Pool	New Affordability: Non-Urban Housing
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	1201 Brandwine
City	St Marys
County	Auglaize
Census Tract	39011040500

Development Team Information	
Developer	Sunset Development and Investment, LLC
Developer Contact	JamesHunley
Co-Developer	Stock Development Company, LLC
General Contractor	To be determined
Management Co	Sawmill Road Management
Syndicator	To be determined
Architect	R.M. James Architect, Inc.

Ownership Information	
Ownership Entity	TBF St Marys Crossing Limited Partnership
Managing Partner	Affiliate of Sunset Development and Holding, Inc.
Parent Organization	Sunset Development & Holding, Inc.
Minority Member #1	Stock GP Housing Partners
Parent Organization	Stock Development Company, LLC
Minority Member #2	RLH Partners, Inc.
Non-Profit	N/A

#Units	# BR	# Bath	SQFT	%Affordabl e To	%Occupied By	Tenant- Paid Rent	Tenant-Paid Utilities	Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
4	1	1	0	30%	30%	\$ 316.00	\$ 82.00	\$ -	0	\$ 316.00	\$ 1,264.00
3	1	1	0	50%	50%	\$ 575.00	\$ 82.00	\$ -	0	\$ 575.00	\$ 1,725.00
4	2	1	0	30%	30%	\$ 369.00	\$ 109.00	\$ -	0	\$ 369.00	\$ 1,476.00
5	2	1	0	50%	50%	\$ 675.00	\$ 109.00	\$ -	0	\$ 675.00	\$ 3,375.00
10	2	1	0	60%	60%	\$ 725.00	\$ 109.00	\$ -	0	\$ 725.00	\$ 7,250.00
6	2	1	0	70%	70%	\$ 725.00	\$ 109.00	\$ -	0	\$ 725.00	\$ 4,350.00
3	2	1	0	80%	80%	\$ 725.00	\$ 109.00	\$ -	0	\$ 725.00	\$ 2,175.00
5	3	1.5	0	60%	60%	\$ 775.00	\$ 137.00	\$ -	0	\$ 775.00	\$ 3,875.00
5	3	1.5	0	80%	80%	\$ 775.00	\$ 137.00	\$ -	0	\$ 775.00	\$ 3,875.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
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0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
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0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
5	1	1	0	50%	30%	\$ 220.00	\$ 82.00	\$ 362.00	811 PRA	\$ 582.00	\$ 2,910.00
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 400.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 400.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 400.00	811 PRA	\$ -	\$ -
50	TOTAL					\$ 220.00	\$ -	\$ 400.00		\$ -	\$ 32,275.00

Construction Financing Sources	
Tax Credit Equity	\$ 250,000.00
HDAP	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 810,000.00
Construction Loan	\$ 6,531,308.00
Post Construction Reserves	\$ 320,410.00
Other2	\$ -
OHFA HDL	\$ 1,250,000.00
Other4	\$ -
Other5	\$ -
<b>TOTAL</b>	<b>\$ 9,161,718.00</b>

Rate Information	
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 7,378,262.00
HDAP: OHTF/HOME	\$ -
HDAP: Nat'l Housing Trust Fund	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 158,456.00
Permanent First Loan, Hard Debt	\$ 1,625,000.00
Permanent Second Loan	\$ -
Other1	\$ -
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
<b>TOTAL</b>	<b>\$ 9,161,718.00</b>

Composite Score	4.60
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Housing Credit Request	
Net Credit Request	\$ 785,000.00
10 YR Total	\$ 7,850,000.00

Development Budget	
Acquisition	\$ 420,000.00
Predevelopment	\$ 222,550.00
Site Development	\$ 820,000.00
Hard Construction	\$ 5,454,148.00
Interim Costs/Finance	\$ 524,010.00
Professional Fees	\$ 1,273,500.00
Compliance Costs	\$ 127,100.00
Reserves	\$ 320,410.00
<b>Total Project Costs</b>	<b>\$ 9,161,718.00</b>

Operating Expenses Per Unit	
Per Unit	\$ 4,541.38
Total	\$ 227,069.00