

Proposal Summary AHFA Wolf Creek Horr

Wolf Creek Homes

This page auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.



Single Family Development

Pool Population Families Single Family New Construction Various Dayton Building Type Construction Type Address City Montgomery 39113165100 County Census Tract

Wolf Creek Homes is a proposed 28 unit single family rental project located on scattered sites in the Wolf Creek Neighborhood, west of Downtown Dayton. The homes are being built on infill lots. The homes have been designed to blend with the existing neighborhood and continue the existing development pattern. The neighborhood is uniquely located in near proximity to a variety of amenities and within walking distance of Downtown Dayton a concentrated job center and area of significant recent and planned investment.

Developer CountyCorp Developer
Developer Contact
Co-Developer
General Contractor
Management Co. AdamBlake
Oberer Residential Construction, Ltd

Greater Dayton Construction, Ltd. | Oberer Realty Services (DBA Oberer Management Se Syndicator Architect Ohio Captial Coproation for Housing Atelier Design

Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Nonprofit

TBD TBD County Corp

County Corp

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	nant- I Rent	Tenant-Paid Utilities	R	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
12	4	2	1662	50%	50%	\$ 650	\$ 285	\$	-	0	\$ 650	\$ 7,800
1	4	2	1662	60%	60%	\$ 50	\$ 285	\$	837	HUD	\$ 887	\$ 887
15	4	2	1662	60%	60%	\$ 750	\$ 285	\$	-	0	\$ 750	\$ 11,250
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28	TOTAL											\$ 19,937

Construction Financing Sources							
Tax Credit Equity	\$	175,000.00					
HDAP	\$	600,000.00					
Historic Tax Credit Equity	\$	-					
Deferred Developer Fee	\$	525,000.00					
Construction Loan	\$	5,042,506.00					
Other1	\$	224,152.00					
Other2	\$	1,250,000.00					
Other3	\$	-					
Other4	\$	-					
Other5	\$	-					
TOTAL	\$	7.816.658.00					

Wage Rate Informa	tion
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources							
Tax Credit Equity	\$	6,475,658.00					
HDAP: OHTF/HOME	\$	600,000.00					
HDAP: NHTF	\$	-					
Historic Tax Credit Equity	\$						
Deferred Developer Fee	\$	-					
Permanent First Loan, Hard Debt	\$	741,000.00					
Permanent Second Loan	\$	-					
Other1	\$	-					
Other2	\$	-					
Other3	\$	-					
Other4	\$						
Other5	\$						
TOTAL	\$	7,816,658.00					

Composite Score	5.00

Housing Credit Request						
Net Credit Request	\$	711,611	1			
10-year Total	\$	7,116,110)			

Development Budget					
Acquisition	\$	119,000.00			
Predevelopment	\$	271,792.00			
Site Development	\$	210,000.00			
Hard Construction	\$	5,772,200.00			
Interim Costs/Finance	\$	375,759.00			
Professional Fees	\$	807,000.00			
Compliance Costs	\$	114,897.00			
Reserves	\$	146,010.00			
Total Project Costs	\$	7,816,658.00			

Operating Expenses	Per Unit	
Per Unit	\$	5,704
Total	\$	159,720