

Proposal Summary

AHFA Cambridge House Apartments II

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New Affordability Pool Population Affordability Type Families New Affordability New Construction 1306 Bryn Mawr Dr Construction Type Address Dayton Montgomery County Census Tract 39113000700

County Corp and Dublin Capital Group plan to continue their investment in the University Row neighborhood with the new construction of 54 units of family housing. Between the Dayton View Historic District and University Row, this project will provide vital safe, clean and affordable housing options to the Daytonians on the west side. This investment is a continuation of the investment the team has made in the Cambridge House Apartments, located right next

Daytonians on the west state. The introduction is a continued their partnership and assist in this next endeavor. We will of the committed partners from the Cambridge House Apartments are willing to continue their partnership and assist in this next endeavor. We will provide a rooftop amenity deck, play area, in unit washer and drier hookups, security, bike storage, fitness area, community room, etc. We'll be able to provide 41 parking spaces, one with an EV charging station. The team we've selected have proven to be instrumental by adding quality work, creativity and a "can do" attitude to any hurdle placed in their way.

ent Team Info De CountyCorp Adam Blake Developer Developer Contact Dublin Capital Group Pure Construction, LLC Nelson & Associates, Inc. Co-Developer General Contractor Management Co. NDC Syndicator Architect Berardi+Partners, Inc.

Ownership Entity Managing Partner DCG Cambridge House II, LLC DCG GP Holdings, LLC Parent Organization Brian W. Coate Minority Member #1 0 Parent Organization Minority Member #2 Nonprofit CountyCorp

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant Paid Re		Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
9	1	1	680	30%	30%	\$ -	\$	-		\$ 748	HUD	\$ 748	\$ 6,732
5	1	1	680	50%	50%	\$ 71	0 \$			\$ -	None	\$ 710	3,550
13	1	1	680	60%	60%	\$ 78	5 \$	67	:	\$ -	None	\$ 785	\$ 10,205
10	2	1.5	950	30%	30%	\$ -	\$			\$ 959	HUD	\$ 959	\$ 9,590
5	2	1.5	950	50%	50%	\$ 85	9 \$	87	-	\$ -	None	\$ 859	\$ 4,295
12	2	1.5	950	60%	60%	\$ 1,03	5 \$	87	Τ:	\$ -	None	\$ 1,035	\$ 12,420
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54	TOTAL								T				\$ 46,792

Construction	Financing Sou	rces
Tax Credit Equity	\$	3,757,800.00
HDAP	\$	2,350,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	639,400.00
Construction Loan	\$	5,710,000.00
Other1	\$	200,000.00
Other2	\$	2,000,000.00
Other3	\$	600,000.00
Other4	\$	-
Other5	\$	-
TOTAL	\$	15,257,200.00

Wage Rate Informa	tion
Wage Requirement	Davis Bacon
"Other" Detail	

Permanent Financing Sources	
Tax Credit Equity	\$ 5,757,800.00
HDAP: OHTF/HOME	\$ 2,350,000.00
HDAP: NHTF	\$ -
HDAP: HOME-ARP	\$ -
HDAP: CDBG-DR	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 639,400.00
Permanent First Loan, Hard Debt	\$ 4,710,000.00
Permanent Second Loan	\$ -
Other1	\$ 200,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 13,657,200.00

Housing Credit Request				
Net Credit Request	\$	626,475		
10-year Total	\$	6,264,750		

De	velo	oment Budget	
Acquisition	\$		2,446.00
Predevelopment	\$		595,100.00
Site Development	\$		500,000.00
Hard Construction	\$		8,085,550.00
Interim Costs/Finance	\$		1,198,900.00
Professional Fees	\$		2,694,000.00
Compliance Costs	\$		184,600.00
Reserves	\$		396,450.00
Total Project Costs	\$		13,657,046.00

Operating Expenses	Per Unit	
Per Unit	\$	4,119
Total	\$	222,403