

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

		Photograph or R	Rendering	1			_			Carthage	Flats		_	
					individuals an Coordinated I delivery. The	nd fan Entry proje	nilies v proces	ed new construction in the Carthage who are homeless or at risk of homel is. All units will have rental subsidy. offer a host of supportive services a aracy, employment services, and tra	lessr Am Ind s	ness, with direct i enities include a ervice connectio	referrals cor community	ming through the Hami room, on-site parking,	Iton C outdo	County Continuum of Care's oor seating, and rooms for service-
Pool		HOME-ARP		1		Deve	elopm	ent Team Information				Owners	ship <u>I</u>	Information
Population		Service Enriche	ed		Developer			Talbert Services, Inc.			Ownership	Entity	Ca	arthage Flats Limited Partnership (TBF)
Affordabilit	у Туре	New Affordabili			Developer Co	ontact		Neil Tilow			Managing			20 Vine Associates, LLC (TBF)
Constructio	on Type	New Construction			Co-Develope			Model Property Development, LLC			Parent Org			albert Services, Inc.
Address		7020 Vine Stree	et		General Cont		r	Model Construction, LLC			Minority M		n/a	a
City		Cincinnati			Management	Co.		Talbert Services, Inc.			Parent Org		0	
County		Hamilton			Syndicator			Ohio Capital Corporation for Housin	ng		Minority M	ember #2	n/a	
Census Tra	act	39061006100		l	Architect			PCA Architecture			Nonprofit		Ta	albert Services, Inc.
# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Paid	nant- I Rent	Tenant-Paid Utilities		ental Subsidy	Subsidy Type	Rent to Project Per Unit		Monthly Rent to Project
3	1	1	508	30%	30%	\$	100		\$	642	Other	\$ 74		
4 3	2	1	750 1019	30% 30%	30% 30%	\$ \$	100 100	<u>-</u> \$	\$	868	Other Other	\$ 96 \$ 1.30		3,872 3,906
3	3	1.5	508	50%	50%	э \$	100		ф \$	642	Other	\$ 1,30		11,872
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45	TOTAL												\$	36,426

Construction I	Financing Sour	ces
Tax Credit Equity	\$	509,539.00
HDAP	\$	3,025,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	-
Construction Loan	\$	7,496,901.00
Other1	\$	1,350,000.00
Other2	\$	-
Other3	\$	-
Other4	\$	-
Other5	\$	2,636,892.00
TOTAL	\$	15,018,332.00
Wage Rat	e Information	
Wage Requirement		Davis Bacon
"Other" Detail		0

Permanent Financing Sources	
Tax Credit Equity	\$ 6,154,447.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
HDAP: HOME-ARP	\$ 5,500,000.00
HDAP: CDBG-DR	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 739,099.00
Permanent First Loan, Hard Debt	\$ -
Permanent Second Loan	\$ -
Other1	\$ 1,500,000.00
Other2	\$ 1,124,786.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 15.018.332.00

Hou	Ising Credit R	equest
Net Credit Request	\$	707,32
10-year Total	\$	7,073,20
De	velopment Bu	ıdget
Acquisition	\$	399,996.0
Predevelopment	\$	555,996.0
Site Development	\$	605,000.0
Hard Construction	\$	9,493,216.0
Interim Costs/Finance	\$	660,379.0
Professional Fees	\$	2,902,320.0
Compliance Costs	\$	155,439.0
Reserves	\$	245,986.0
Total Project Costs	\$	15,018,332.0
<b>Operating Expenses</b>		Per Unit
Per Unit	\$	7,20
Total	\$	324.09