

 Proposal Summary

 AHFA
 Pedretti Place

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

		hotograph or R			Services Afformanager, and energy-efficies space. Initial	ordab d sup ent u corr	ole Livir oportive nits, a imunity	ng LLC, a Cincinnati-based nonprofit e services provider. Urban Sites will large community space with warming	serving low income be the co-develope kitchen, fitness ro indicated a high lev	eartments in older adults ar and gene om with mol vel of local s	s for over 40 years, will ral contractor. Pedretti I pility-friendly equipment, upport for the project.	Place will feature age-friendly and on-site laundry and outdoor gathering RSAL will obtain CORES certification	
Pool Population Affordability Construction Address City County Census Tr	on Type	New Affordabilit Seniors New Affordabilit New Constructi 587 Pedretti Avo Cincinnati OH Hamilton 39061021401	on		Developer Developer Co Co-Develope General Con Management Syndicator Architect	ontao r tract	st	ant Team Information Episcopal Retirement Services Affo Janet Westrich Urban Sites Capital Advisors, LLC Urban Sites Construction LLC Episcopal Retirement Services Affo Ohio Capital Corporation for Housin ATA Beilharz Architects	rdable Living LLC	Ownership Managing Parent Org Minority M Parent Org Minority M Nonprofit	o Entity Partner ganization ember #1 ganization	p Information Pedretti Place Limited Partnership (to be form Pedretti Place GP, LLC Episcopal Retirement Services Affordable Liv NA Episcopal Retirement Services Affordable Liv	iving LLC
# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	P	nant- 'aid ent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project	
7	1	1	593	30%	30%	\$	355	\$ 68	\$ ·	0	\$ 355		
1	2	1	849	30%	30%	\$	419	\$ 89	\$-	0	\$ 419	\$ 419	
20	1	1	593	50%	50%	\$	631	\$ 68	\$-	0	\$ 631	\$ 12,620	
1	2	1	849	50%	50%	\$	750	\$ 89	\$-	0	\$ 750	\$ 750	
15	1	1	593	60%	60%	\$	768	\$ 68	\$ -	0	\$ 768	\$ 11,520	
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48	TOTAL	<u> </u>		- 70	- 70	1		Ť	Ŧ	, i i i i i i i i i i i i i i i i i i i	÷	\$ 30,994	

Construction F	inancing Sou	rces
Tax Credit Equity	\$	360,000.00
HDAP	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	-
Construction Loan	\$	8,646,573.00
Other1	\$	1,250,000.00
Other2	\$	100,000.00
Other3	\$	450,000.00
Other4	\$	1,145,843.00
Other5	\$	-
TOTAL	\$	11,952,416.00
Wage Rate	e Information	
Wage Requirement		None
"Other" Detail		None

Permanent Financing Sources	
Tax Credit Equity	\$ 10,127,462.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 251,787.00
Permanent First Loan, Hard Debt	\$ 625,000.00
Permanent Second Loan	\$ -
Other1	\$ 400,000.00
Other2	\$ 500,000.00
Other3	\$ 48,167.00
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11,952,416.00

Net Credit Request	\$	1,152,00
10-year Total	\$	11,520,00
Dev	velopment Budget	
Acquisition	\$	159,000.0
Predevelopment	\$	519,139.0
Site Development	\$	488,578.0
Hard Construction	\$	8,388,450.0
Interim Costs/Finance	\$	474,560.0
Professional Fees	\$	1,547,278.0
Compliance Costs	\$	192,320.0
Reserves	\$	183,091.0
Total Project Costs	S	11.952.416.0

<b>Operating Expenses</b>	Per Unit
Per Unit	\$ 5,723
Total	\$ 274,711