

## Proposal Summary AHFA Bainbridge 1

Bainbridge Manor Apartments

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Preserved Affordability Population Affordability Type Construction Type Families
Preserved Affordability Rehabilitation Address City 200 Shawnee Street Bainbridge County Ross Census Tr 39141956900

Bainbridge Manor Apartments is the rehabilitation of (47) affordable housing units. The project has (41) two-bedroom units and (6) three-bedroom units. (40) of the two-bedroom units offer a townhome configuration, the remaining two-bedroom unit is a garden style ADA unit. The (6) three-bedroom units offer a townhome style, (4) being ADA units. The project operates under the LIHTC, and Rural Development 515 programs and Rental Assistance is available for residents in forty-five of the forty-seven units. Wabuck Development Company, Inc will serve as the developer and hold 49% of the General Partnership. Wabuck Development Company, Inc will serve as the developer and noting using a range of financial resources. Integrated Services for Behavioral Health will hold 51% of the General Partnership. ISBH is a 501(c)(3) non-profit. ISBH serves communities throughout southeastern and central Ohio with a full array of behavioral health and other services.

Developer Developer Contact Co-Developer Wabuck Development Company, In Garry Watkiins N/A General Contractor Management Co. Clayton Watkins Construction, Inc Homeland, Inc Syndicator OCCH Architect REB Architects, PLLC

Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Bainbridge Manor of Ross County, LLLP Wabuck Bainbridge Manor Holdings, LLC Wabuck Development Company, Inc. | Integrated Bainbridge Manor Holdings, Inc. Integrated Services for Behavioral Health Nonprofit Integrated Services for Behavioral Healt

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	nant- Rent		Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
34	2	1	860	60%	60%	\$ 296	\$	124	\$ 228	RD	\$ 524	\$ 17,816
1	2	1	815	60%	60%	\$ 296		124	\$ 228	RD	\$ 524	\$ 524
6	2	1	890	60%	60%	\$ 296	\$	124	\$ 228	RD	\$ 524	\$ 3,144
2	3	1	1041	60%	60%	\$ 337	65	166		RD	\$ 594	\$ 1,188
2	3	2	1162	60%	60%	\$ 337		166		RD	\$ 594	\$ 1,188
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47	TOTAL											25 048

Construction	Financing Source	ces
Tax Credit Equity	\$	3,753,768.00
HDAP	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	-
Construction Loan	\$	1,348,259.00
Other1	\$	1,200,000.00
Other2	\$	1,252,500.00
Other3	\$	475,950.00
Other4	\$	204,556.00
Other5	\$	-
TOTAL	\$	8,235,033.00

	Wage Rate Information
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources						
Tax Credit Equity	\$	6,825,033.00				
HDAP: OHTF/HOME	\$	-				
HDAP: NHTF	\$	-				
Historic Tax Credit Equity	\$	-				
Deferred Developer Fee	\$	-				
Permanent First Loan, Hard Debt	\$	1,200,000.00				
Permanent Second Loan	\$	210,000.00				
Other1	\$	-				
Other2	\$	-				
Other3	\$	-				
Other4	\$	-				
Other5	\$	-				
TOTAL	•	0.005.000.00				

	Н	ousing	Credit Request	
1	Net Credit Request	\$		802,945
1	10-vear Total	\$		8.029.450

Development Budget						
Acquisition	\$	1,296,000.00				
Predevelopment	\$	210,000.00				
Site Development	\$	625,000.00				
Hard Construction	\$	4,284,500.00				
Interim Costs/Finance	\$	77,500.00				
Professional Fees	\$	1,368,500.00				
Compliance Costs	\$	168,977.00				
Reserves	\$	204,556.00				
Total Project Costs	\$	8,235,033.00				

Operating Expenses	Per Unit
Per Unit	\$ 4,607
Total	\$ 216,536