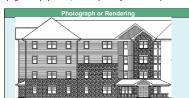


## **Proposal Summary**

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



New Affordability- Central City Pool
Population
Affordability Type
Construction Type
Address
City
County
Census Tract New Affordability- Central City Families New Affordability New Construction 1300 Christmas Seal Drive NW Canton Stark 39151700700

Parkway Lofts (the "Project") is a 43-unit new construction, workforce housing community in Canton, Stark County, Ohio. The 100% affordable project, located in a Very High opportunity census tract, will consist of a single four-story elevator serviced building containing a mix of one-, two-, and three-bedroom units. Each unit will feature Energy Star appliances, washer/dryer hook-ups, large walk-in closets, and vinyl plank flooring. The Project's common area will include a leasing and support staff office space. Located a 2 mile from 1-77, the Project provides residents excellent access to the greater Canton and Akron areas. The Project will affirmatively further fair housing by providing new, high-quality family housing in a very high opportunity area with few remaining developable lots.

Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect nent Toam Information
Spire Development, Inc
Scott Harrold
County Corp
TBD
TBJ
RLJ Management Co., Inc.
Ohio Capital Corporation for Housing
George J. Knotopiannie & Associates George J. Kontogiannis & Associates

hip Information
Parkway Lofts L.P.
Parkway - CC, Inc.
County Corp
Parkway Lofts GP, LLC
Spire Real Estate Holdings, LLC
N/A
County Corp Ownership Entity
Managing Partner
Parent Organization
Minority Member #1
Parent Organization
Minority Member #2
Nonprofit County Corp Nonprofit

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tena Paid F		Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
5	1	1	637	30%	30%		355			\$ -	0	\$ 355	\$ 1,775
2	1	1	637	50%	50%		625			. \$	0	\$ 625	\$ 1,250
4	1	1	637	60%	60%		750			. \$	0	\$ 750	\$ 3,000
3	1	1	637	80%	80%		850			. \$	0	\$ 850	\$ 2,550
3	2	1	819	30%	30%		420			. \$	0	\$ 420	\$ 1,260
6	2	1	819	50%	50%		750			. \$	0	\$ 750	\$ 4,500
4	2	1	819	60%	60%			\$ 98		. \$	0	\$ 850	\$ 3,400
9	2	1	819	80%	80%	\$	965	\$ 98	3	\$ -	0	\$ 965	\$ 8,685
1	3	1.5	1043	30%	30%		480		)	\$ -	0	\$ 480	\$ 480
1	3	1.5	1043	50%	50%	\$	850	\$ 119	)	\$ -	0	\$ 850	\$ 850
1	3	1.5	1043	60%	60%	\$ 1,	010	\$ 119	)	\$ -	0	\$ 1,010	\$ 1,010
4	3	1.5	1043	80%	80%	\$ 1,	100	\$ 119	)	\$ -	0	\$ 1,100	\$ 4,400
0	0	0	0	0%	0%	\$	-	\$ -	Т	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	Т	\$ -	0	\$ -	\$ -
0	0	0	0	0%		\$	-	\$ -	Т	. \$	0	\$ -	\$ -
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0	0	0	0	0%	0%	•		\$ -		\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$		\$ -		\$ -	0	\$ -	\$ -
43	TOTAL												\$ 33,160

Construction I	Financing Soul	rces
Tax Credit Equity	\$	251,250.00
HDAP	\$	270,000.00
Historic Tax Credit Equity	\$	
Deferred Developer Fee	\$	1,295,342.00
Construction Loan	\$	7,530,532.00
Other1	\$	1,750,000.00
Other2	\$	-
Other3	\$	
Other4	\$	
Other5	\$	-
TOTAL	\$	11,097,124.00

Wage Rate In	formation
Wage Requirement	None
"Other" Detail	N/A

Permanent Financing Sources		
Tax Credit Equity	\$	9,029,624.00
HDAP: OHTF/HOME	\$	300,000.00
HDAP: NHTF	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	285,000.00
Permanent First Loan, Hard Debt	\$	837,500.00
Permanent Second Loan	\$	645,000.00
Other1	\$	-
Other2	\$	-
Other3	\$	-
Other4	\$	-
Other5	\$	-
ΤΟΤΔΙ	2	11 097 124 00

Ho	using Credit	Request
Net Credit Request	\$	1,031,957
10-year Total	S	10.319.570

De	velopment Budget	
Acquisition	\$	264,400.00
Predevelopment	\$	316,000.00
Site Development	\$	695,000.00
Hard Construction	\$	6,941,985.00
Interim Costs/Finance	\$	659,637.00
Professional Fees	\$	1,873,500.00
Compliance Costs	\$	173,118.00
Reserves	\$	173,484.00
Total Project Costs	\$	11,097,124.00

5,400
232,200