

 Proposal Summary

 AHFA
 The Pointe at Walker Mill

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Photograph or Rendering

The Pointe at Walker Mill The Pointe at Walker Mill The Pointe at Walker Mill is a proposed 50-unit senior independent housing development located in Boardman, Ohio, a desirable suburb of Youngstown. The 4-story, elevator-served development will be designed to keep Boardman-area seniors aged 55+ active for as long as possible and out of assisted living. Units will feature modern/open floor plans, a living are, full-size kitchens, spacious bedrooms, in-unit laundry connections, and senior accessibility features such as grab bars and handicap ramps. Building amenities will include extensive security features, a community room, professionally trained on-site management, a fitness center, a business center, and much more. The project will also feature supportive services provided by The ABCD, Inc. The Pointe at Walker Mill will allow Boardman-area seniors to age in place and stay out of assisted living while living in a high-quality, maintenance-free residence near desirable amenities, highly ranked hospitals, and thousands of Jobs.

Pool	New Affordability-Metro/Suburban
Population	Seniors
Affordability Type	New Affordability
Construction Type	New Construction
Address	8036 South Ave (and associated parcels)
City	Boardman
County	Mahoning
Census Tract	39099811902

Development Team Information				
Developer	Pivotal Development LLC			
Developer Contact	Brian McGeady			
Co-Developer	The ABCD, Inc.			
General Contractor	Ruscilli Construction Co., LLC			
Management Co.	Pivotal Management LLC			
Syndicator	NDC			
Architect	BDCL Architects, PC			

Ov Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Nonprofit Nonprofit

hip Information The Pointe at Walker Mill LLC To be formed subsidiary of The ABCD, Inc. The ABCD, Inc. PHP The Pointe at Walker Mill LLC Pivotal GP Holding LLC N/A The ABCD, Inc. The ABCD, Inc.

# Units	# BR	# Bath	Square Feet		Occupied by what % AMGI (income limit)	ant- Rent	Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
5	1	1	713	30%	30%	355		62	\$-	None	\$ 355	\$ 1,775
11	1	1	713	50%	50%	\$ 633		62	\$ -	None	\$ 633	\$ 6,963
7	1	1	713	60%	60%	\$ 725		62	\$ -	None	\$ 725	\$ 5,075
7	1	1	713	70%	70%	825		62	\$ -	None	\$ 825	\$ 5,775
3	2	1	907	30%	30%	\$ 424		76	\$ -	None	\$ 424	\$ 1,272
6	2	1	907	50%	50%	\$ 757		76	\$ -	None	\$ 757	\$ 4,542
6	2	1	907	60%	60%	850		76	\$ -	None	\$ 850	\$ 5,100
5	2	1	907	70%	70%	\$ 950	\$	76	\$ -	None	\$ 950	\$ 4,750
0	0	0	0	0%	0%	\$ -	\$ -		\$ -	0	\$-	\$ -
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0	0	0	0	0%	0%	\$	\$ -		\$ -	0	\$-	\$ -
50	TOTAL											\$ 35.252

Construction I	Financing Sourc	es
Tax Credit Equity	\$	1,699,299.00
HDAP	\$	-
Historic Tax Credit Equity	\$	
Deferred Developer Fee	\$	312,876.00
Construction Loan	\$	9,200,000.00
Other1	\$	1,750,000.00
Other2	\$	-
Other3	\$	-
Other4	\$	779,361.00
Other5	\$	-
TOTAL	\$	13,741,536.00
Wage Rat	e Information	
Wage Requirement		None
"Other" Detail		N/A

Permanent Financing Sources	
Tax Credit Equity	\$ 11,328,660.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 312,876.00
Permanent First Loan, Hard Debt	\$ 1,300,000.00
Permanent Second Loan	\$ -
Other1	\$ 800,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
τοται	\$ 13 741 536 00

	ousing Credit Request	
Net Credit Request	\$	1,200,0
10-year Total	\$	12,000,00
	Development Budget	
Acquisition	\$	710,000.0
Acquisition Predevelopment	\$ \$	710,000.

Predevelopment	ş	032,130.00
Site Development	\$	894,060.00
Hard Construction	Ş	8,200,100.00
Interim Costs/Finance	Ş	1,200,218.00
Professional Fees	Ş	1,725,000.00
Compliance Costs	Ş	200,000.00
Reserves	Ş	180,000.00
Total Project Costs	\$	13,741,536.00

Operating Expenses	Per Unit
Per Unit	\$ 5,432
Total	\$ 271,584