

 Proposal Summary

 AHFA
 Beacon 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.

		Photograph or R	enderina	Beacon Place							
					story building and the comm include: meet allocation of F	. The pro nunity will ing room, Project Bas	perty is located on Needmore Rd. jus accept referrals from the Housing Fir community kitchen, property manage	st west of Old Troy rst, County-Wide C ement office and sp Greater Dayton Pre	Pike in the C oordinated E bace for provi	ity of Dayton. Social se ntry Program. The build ding social services. O ement. The operating su	f PSH that will be contained in a single rvices will be provided by Places, Inc. Iing will contain common areas to perating subsidy will be provided by an ubsidy will ensure that no resident will
Pool		Service Enriche	d Housina	1		Developm	ent Team Information			Ownersh	ip Information
Population Service Enriched				Developer		Miami Valley Housing Opportunies,	Inc.	Ownership	Entity	Beacon Place Associates, LLC	
Affordability Type New Affordability								anaging Partner 0			
	struction Type New Construction				Co-Developer		Oberer Residential Construction		Parent Org		N/A
Address		Needmore Rd.	3950 approx)		General Cont		Greater Dayton Construction, Ltd.		Minority M		0
City				Management	Co.	Miami Valley Housing Opportunies		Parent Org		0	
County		Montgomery			Syndicator		Ohio Capital Corporation for Housin	ng	Minority M	ember #2	0
Census Tra	act	39113090302			Architect		RDA Group Architects, LLC		Nonprofit		Miami Valley Housing Opportunies, In
# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant- Paid Rent	t Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
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Construction Financing Sources					
Tax Credit Equity	\$	191,250.00			
HDAP	\$	300,000.00			
Historic Tax Credit Equity	\$				
Deferred Developer Fee	\$	1,083,750.00			
Construction Loan	\$	7,541,600.00			
Other1	\$	250,000.00			
Other2	\$	500,000.00			
Other3	\$	333,432.00			
Other4	\$	2,500,000.00			
Other5	\$	-			
TOTAL	\$	12,700,032.00			
	e Information				
Wage Requirement		Davis Bacor			
"Other" Detail		0			

TOTAL

Permanent Financing Sources	
Tax Credit Equity	\$ 10,750,000.00
HDAP: OHTF/HOME	\$ 300,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 350,032.00
Permanent First Loan, Hard Debt	\$ -
Permanent Second Loan	\$ -
Other1	\$ 500,000.00
Other2	\$ 250,000.00
Other3	\$ 550,000.00
Other4	\$ -
Other5	\$ -
ΤΟΤΑΙ	\$ 12 700 032 00

Hou	sing Credit Request	
Net Credit Request	\$	1,250,000
10-year Total	\$	12,500,000
De	velopment Budget	
Acquisition	\$	260,000.00
Predevelopment	\$	449,074.00
Site Development	\$	1,043,800.00
Hard Construction	\$	8,589,232.00
Interim Costs/Finance	\$	521,244.00
Professional Fees	\$	1,500,250.00
Compliance Costs	\$	179,000.00
Reserves	\$	157,432.00
Total Design to Ocean		

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32,680

12,700,032.00

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Total Project Costs

Operating Expenses	Per Unit	
Per Unit	\$	7,915
Total	\$	316,587

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