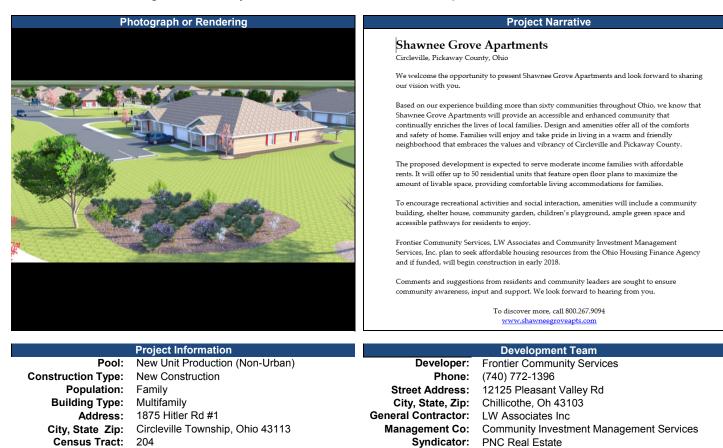


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Shawnee Grove

2017 Low Income Housing Tax Credit Proposal

City: Circleville Township County: Pickaway



Ownership Information		Wage Rate Information				
Ownership Entity:	Shawnee Grove Houing Partners, LLC	Are Davis-Bacon Wage rates required?	No			
Majority Member:	Shawnee Grove Housing Partners, Inc	Are State Prevailing Wage rates required?	No			
Parent Organization	Frontier Community Services	Are other prevailing wage rates required?	No			
Minority Member:	0	If "Other", please describe:				
Parent Organization	0					
Syndicator/Investor:	0					
Non-Profit:	Frontier Community Services					

Architect:

Lusk Architecture



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Units	Bedrooms	Bathrooms	Square Footage	Affordable to what AMGI?	Occupied by what AMGI?	Те	enant-Paid Rent	 ant Paid Itilities	Rent	al Subsidy	Rent to Project	ł	lonthly Rental ncome		aximum ss Rent
2	2	1	905	30%	30%	\$	349	\$ 111	\$	-	\$ 349	\$	698	\$	470
3	2	1	905	50%	30%	\$	220	\$ 111	\$	452	\$ 672	\$	2,016	\$	783
6	2	1	905	60%	60%	\$	704	\$ 111	\$	-	\$ 704	\$	4,224	\$	940
10	3	2	1,073			\$	950	\$ -	\$	-	\$ 950	\$	9,500	#V	ALUE!
8	3	2	1,073	50%	50%	\$	667	\$ 128	\$	-	\$ 667	\$	5,336	\$	905
18	3	2	1,073	60%	60%	\$	752	\$ 128	\$	-	\$ 752	\$	13,536	\$	1,086
2	4	2	1,446	60%	60%	\$	830	\$ 155	\$	-	\$ 830	\$	1,660	\$	1,212
1	2	2	905	50%	50%	\$	514	\$ 111	\$	-	\$ 514	\$	514	\$	783
0	0	0	0					\$ -	\$	-	\$ -	\$	-	\$	-
0	0	0	0					\$ -	\$	-	\$ -	\$	-	\$	-
0	0	0	0					\$ -	\$	-	\$ -	\$	-	\$	-
0	0	0	0					\$ -	\$	-	\$ -	\$	-	\$	-
0	0	0	0					\$ -	\$	-	\$ -	\$	-	\$	-
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0	0	0	0					\$ -	\$	-	\$ -	\$	-	\$	-
0	0	0	0					\$ -	\$	-	\$ -	\$	-	\$	-
0	0	0	0					\$ -	\$	-	\$ -	\$	-	\$	-
50												\$	37,484		

Financing Sources	
Construction Financing	
Construction Loan:	\$ 5,420,640
Tax Credit Equity:	\$ 945,055
Historic tax Credits:	\$ -
Deferred Developer Fee:	\$ 27,332
HDAP:	\$ 600,000
Other Sources:	\$ 1,500,000
Total Const. Financing:	\$ 8,493,027
Permanent Financing	
Permanent Mortgages:	\$ 1,614,797
Tax Credit Equity:	\$ 7,255,224
Historic tax Credits:	\$ -
Deferred Developer Fee:	\$ 27,332
HDAP:	\$ 600,000
Other Soft Debt:	\$ -
Other Financing:	\$ -
Total Perm. Financing:	\$ 9,497,353

Housing Credit Request						
Net Credit Request:		793,000				
10 YR Total:		7,930,000				
Development Budget	Total	Per Unit:				
Acquisition:	\$	525,000	\$	10,500		
Predevelopment:	\$	241,478	\$	4,830		
Site Development:	\$	1,125,000	\$	22,500		
Hard Construction:	\$	5,410,920	\$	108,218		
Interim Costs/Finance:	\$	605,522	\$	12,110		
Professional Fees:	\$	1,293,247	\$	25,865		
Compliance Costs:	\$	109,580	\$	2,192		
Reserves:	\$	186,606	\$	3,732		
Total Project Costs:	\$	9,497,353	\$	189,947		
Operating Expenses		Total	F	Per Unit		
Annual Op. Expenses	\$	265,209	\$	5,304		