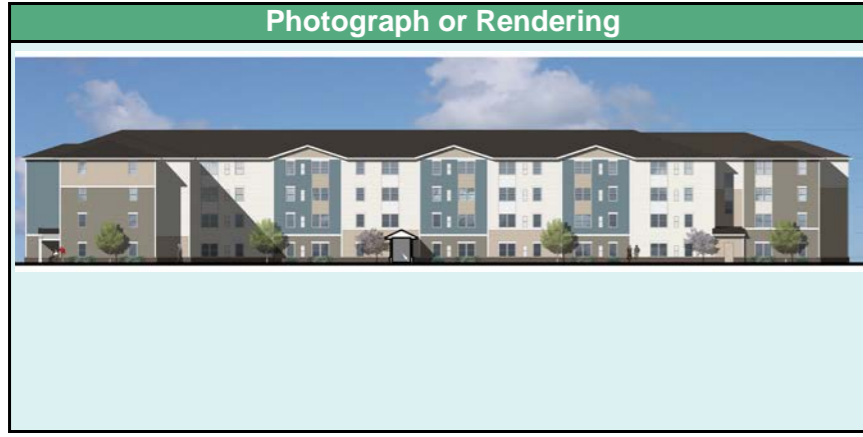


Proposal Summary

2018 AHFA Falls Senior II

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Falls Senior II
 Falls Senior II ("Falls II") is the new construction of 76 units of affordable housing located at 320 Pleasant Meadow Boulevard in Cuyahoga Falls in one four-story building. The new building will offer onsite laundry, a telemedicine room, living room and game room areas on site. Other amenities include a trail shelter/picnic area and the surrounding wooded area, which offers a sense of privacy and immersion in nature. Additionally, the building will leverage the clubhouse from Falls Senior I (to be known as Brookside Residences), which is completing construction. The clubhouse includes a fitness room, community room with kitchenette, computer area and pet washing room. Falls Senior II will include fifty nine (59) one bedroom apartments and seventeen (17) two bedroom apartments. Eight units will be set aside for residents earning 30% area median income, eight units will be set aside for residents eligible for the HUD 811 program and sixty units will be set aside for residents earning up to 60% area median income.

Pool	New Affordability: Senior Urban Housing
Population	Seniors
Building Type	Multifamily
Construction Type	New Construction
Address	320 Pleasant Meadow Blvd.
City	Cuyahoga Falls
County	Summit
Census Tract	39153532902

Development Team Information	
Developer	NRP Holdings LLC
Developer Contact	AaronPechota
Co-Developer	N/A
General Contractor	NRP Contractors II LLC
Management Co	NRP Management LLC
Syndicator	OCCH
Architect	RDL Architects, Inc.

Ownership Information	
Limited Partner	Falls Senior II LLC
Majority Member	NRP Falls Senior II LLC
Parent Organization	NRP Group LLC
Minority Member	N/A
Parent Organization	N/A
Syndicator/Investor	OCCH
Non-Profit	N/A

#Units	# BR	# Bath	SQFT	%Affordable To	%Occupied By	Tenant-Paid Rent	Tenant-Paid Utilities	Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
5	1	1	690	30%	30%	\$ 303.00	\$ 66.00	\$ -	0	\$ 303.00	\$ 1,515.00
46	1	1	690	60%	60%	\$ 673.00	\$ 66.00	\$ -	0	\$ 673.00	\$ 30,958.00
2	2	1	904	30%	30%	\$ 366.00	\$ 77.00	\$ -	0	\$ 366.00	\$ 732.00
12	2	1	904	60%	60%	\$ 809.00	\$ 77.00	\$ -	0	\$ 809.00	\$ 9,708.00
1	2	1	916	30%	30%	\$ 366.00	\$ 77.00	\$ -	0	\$ 366.00	\$ 366.00
2	2	1	916	60%	60%	\$ 809.00	\$ 77.00	\$ -	0	\$ 809.00	\$ 1,618.00
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	\$ -	\$ -
8	1	1	690	50%	30%	\$ 220.00	\$ 66.00	\$ 330.00	811 PRA	\$ 550.00	\$ 4,400.00
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 355.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 355.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 355.00	811 PRA	\$ -	\$ -
76	TOTAL									\$	49,297.00

Construction Financing Sources	
Tax Credit Equity	\$ 2,272,171.00
HDAP	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Construction Loan	\$ 9,400,000.00
Other	\$ -
Other	\$ -
TOTAL	\$ 11,672,171.00

Wage Rate Information	
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 11,360,855.00
HDAP: OHTF/HOME	\$ -
HDAP: Nat'l Housing Trust Fund	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 166,203.00
Permanent First Loan, Hard Debt	\$ 1,500,000.00
Permanent Second Loan	\$ -
Soft Financing 1	\$ -
Soft Financing 2	\$ -
Other 2	\$ -
Other 3	\$ -
Other 4	\$ -
TOTAL	\$ 13,027,058.00

Housing Credit Request	
Net Credit Request	\$ 1,234,999.00
10 YR Total	\$ 12,349,990.00

Development Budget	
Acquisition	\$ 375,000.00
Predevelopment	\$ 415,000.00
Site Development	\$ 1,059,308.00
Hard Construction	\$ 8,118,882.00
Interim Costs/Finance	\$ 815,540.00
Professional Fees	\$ 1,795,000.00
Compliance Costs	\$ 194,850.00
Reserves	\$ 253,478.00
Total Project Costs	\$

Operating Expenses Per Unit	
Per Unit	\$ 5,505.36
Total	\$ 418,407.00