

Great Southern Apartments

Proposal Application Summary

4% LIHTC with BGF Round

Basic Project Information

Project Name	Great Southern Apartments
LIHTC Type	4% LIHTC
BGF Pool/Subpool	New Affordability in a PJ
Lead Developer	LDG Multifamily, LLC
Project Address	4025 S High Street
Project City or Township	Columbus
Project County	Franklin
Construction Type	New Construction
Population Served	Families
Total Units	200
HDAP Request	\$3,500,000
Total 10-Year LIHTC Request	\$28,918,381
Total Development Cost	\$61,361,887

Project Rendering



Development and Operations Team

Lead Developer	LDG Multifamily, LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	Lowenstein Development LLC
LIHTC Syndicator/Investor	Merchants Capital Investments LLC
GP/MM #1 Parent Entity	Ohio Quad Equities, LLC
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Xpert Design & Construction
Architect of Record	Berardi + Partners
Property Management Firm	Winterwood, Inc.

Project Narrative

Great Southern Apartments is a proposed 200 residential unit family development located conveniently just south of Great Southern Shopping Center on the far south side of Columbus. The 7.6-acre site adjacent to a Lowe's store is walkable to many retail and restaurant options as well as a nearby COTA bus line. The development includes two four-story elevator buildings with a mix of one-bedroom, two-bedroom and three-bedroom apartments and a large clubhouse facility which contains a community room, fitness center, pool and an on-site leasing and management office. The development has received support from the Far South Area Commission, the City of Columbus Planning Department and Columbus City Council, due in large part to the significant need for new high-quality affordable housing in Columbus.

Site Information

Site Size (Acres)	7.6
Scattered Sites?	No
Total Number of Buildings	2
Total Parking Spaces	238
Parking Ratio (Parking Spaces per Unit)	1.2
Urban Suburban Rural (USR) Geography	Suburban
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area?	No
Census Tract Opportunity Index	Very Low
Census Tract Change Index	Slight Growth

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	198,374	78%
Manager's Unit Area		
Common Area	42,950	17%
Support and Program Space	10,068	4%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	1,622	1%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	253,014	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	20	10%
40% AMI		
50% AMI	60	30%
60% AMI	104	52%
70% AMI	16	8%
80% AMI		
Unrestricted		
Manager's		
Total Units	200	100%

Units by Bedroom Type and Rental Subsidy

Bedroom Type	Number of Units	Percent of Total Units	Units with Rental Subsidy	Percent of Total Units Subsidized
Studio				
1-BR	32	16%	0	0%
2-BR	86	43%	0	0%
3-BR	82	41%	0	0%
4-BR				
5-BR				
Total Units	200	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income	\$2,795,184	\$13,976
Potential Gross Commercial Income	\$0	\$0
Vacancy Allowance 7%	(\$195,663)	(\$978)
Interest Income and Other Financial Income	\$12,000	\$60
Laundry, Tenant Charges, and Service Income	\$0	\$0
Effective Gross Income (EGI)	\$2,611,521	\$13,058
Administrative Expenses	\$342,500	\$1,713
Owner-Paid Utilities	\$38,000	\$190
Maintenance Costs	\$272,000	\$1,360
Taxes and Insurance	\$392,542	\$1,963
Tax Abatement and/or Operating Subsidy	(\$175,000)	(\$875)
Reserves and Other Expenses	\$80,000	\$400
Total Operating Expenses	\$950,042	\$4,750
Net Operating Income (EGI - OpEx)	\$1,661,479	\$8,307

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$55,612,271
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$55,612,271
Basis Boost for QCT/DDA			\$16,683,681
Adjusted Eligible Basis			\$72,295,952
X Applicable Fraction			100%
Qualified Basis			\$72,295,952
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$2,891,838
Total 10-Year LIHTC	\$28,918,381		
LIHTC Equity Generated	\$25,448,175		
Equity Price	\$0.88		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
LIHTC Equity	\$11,451,679	18%
Historic Tax Credit Equity		
Construction Loan	\$38,000,000	60%
OHFA HDAP Request	\$3,500,000	5%
Deferred Developer Fee		
City of Columbus Bond Fund	\$2,750,000	4%
Franklin County Magnet	\$1,350,000	2%
Costs not incurred until perm	\$4,310,208	7%
OHFA HDL	\$2,500,000	4%
N/A		
Total Construction Sources	\$63,861,887	100%

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$842,600	\$4,213	\$0
Predevelopment	\$2,077,155	\$10,386	\$2,027,155
Site Development	\$4,400,000	\$22,000	\$4,400,000
Hard Construction	\$37,584,570	\$187,923	\$37,584,570
Financing	\$5,081,939	\$25,410	\$2,179,334
Professional Fees	\$367,500	\$1,838	\$190,000
Developer Fee	\$9,231,212	\$46,156	\$9,231,212
OHFA and Other Fees	\$658,511	\$3,293	\$0
Capitalized Reserves	\$1,118,400	\$5,592	\$0
Total Development Costs (TDC)	\$61,361,887	\$306,809	\$55,612,271
LIHTC Eligible Basis as a Percent of Total Development Costs			91%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$306,809	\$388,000	-21%
TDC per Gross Square Foot	\$243	\$390	-38%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$1,661,479	\$1,661,479
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$1,384,566	\$1,661,479
Interest Rate	6.00%	6.00%
Amortization Period (Years)	40	40
Loan Term (Years)	15	15
Maximum Perm Loan Amount	\$20,970,126	\$25,164,151
Actual Perm Loan Amount	\$20,295,000	
Variance	(\$675,126)	

	Year 1	Year 15
Debt Service Coverage Ratio	1.24	1.50
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
LIHTC Equity	\$25,448,175	41%
Historic Tax Credit Equity		
Permanent First Mortgage	\$20,295,000	33%
Permanent Second Mortgage		
OHFA HDAP Request	\$3,500,000	6%
Deferred Developer Fee	\$5,268,712	9%
City of Columbus Bond Fund	\$5,500,000	9%
Franklin County Magnet	\$1,350,000	2%
N/A		
N/A		
N/A		
Total Permanent Sources	\$61,361,887	100%