

RCA Backup

Item Title: RCA Backup – Loyola Apartments

Estimated Sources of Funds

Sources

Tax Credit Equity	12,395,972
Bonds Permanent	24,925,000
Deferred Developer Fee	4,407,625
<i>Total</i>	\$ 41,728,587

Uses

Acquisition Costs	3,170,000
Hard Costs	22,942,726
Soft & Financing Costs	9,647,484
Reserves & Developer Fee	5,968,387
<i>Total</i>	\$ 41,728,587

Project Characteristics

<u>Units</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Unit Size (sq ft)</u>	<u>Estimated Rent</u>
16	1 bedroom	1 bath	662	\$ 958
77	2 bedroom	2 bath	919	\$ 1,154
94	3 bedroom	2 bath	1,067	\$ 1,329
16	4 bedroom	2 bath	1,486	\$ 1,474
203	<i>Total Units</i>			

Current Property Tax Status and Future Impact

The property is currently not tax exempt according to the Travis Central Appraisal District (TCAD). TCAD will determine whether the use of this property will continue to be eligible for any exemptions after the property is rehabilitated.

The NRP Group, Ltd.

The NRP Group was established in 1995, and has extensive experience developing, constructing, and managing multi-family housing, senior housing, student housing, and single-family urban infill. Since inception, NRP has constructed over 23,000 residential units in 13 states, and currently manages over 100 properties.