

RCA Backup

Item Title: RCA Backup – Woodway Village

Estimated Sources & Uses of Funds

<u>Sources</u>	
Debt	23,940,000
Third Party Equity	10,659,200
Deferred Developer Fee	1,418,501
Total	36,017,701

<u>Uses</u>	
Acquisition	19,100,000
Site Work	1,000,000
Site Amenities	1,000,000
Building Costs	5,706,667
Contractor Fees	933,333
Soft Costs	937,200
Financing	3,337,023
Developer Fees	4,003,478
Total	36,017,701

Population Served & Project Attributes

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI		32	63	65		160
Up to 70% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	32	63	65	0	160

Dominium

Dominium, an affiliate of Austin Leased Housing Associates IV, Limited Partnership, was founded in 1972 and has developed, owned and managed multifamily apartment units for over 45 years. Dominium has expanded to own and manage over 34,000 rental apartment units in 22 states across the nation. While Dominium is headquartered in Minnesota, the developer operates a satellite office in Dallas, Texas. There are over 5,700 units in 38 properties in Texas that Dominium owns and manages. Please see additional information in the Dominium brochure attached to further describe Developer's Experience and Development Background.