

## DEVELOPER EXPERIENCE CERTIFICATION

Developer Name: Tom Sather

Number of years in the multifamily apartment business: 18

I certify that the developments portrayed on the following *DEVELOPER EXPERIENCE* sheets represent all the developments in which I have participated within, at minimum, the last five (5) years that have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development.

Signature: 

Date: 1/17/13

Name: (please print) Tom Sather



Please attach a resume or company fact sheet indicating years of experience, the experience of the principals and total applicable number of units.

## DEVELOPER EXPERIENCE

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments that have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments that do not have a certificate of occupancy. Attach additional copies of this form as needed.

Development Name: Algonquin Manor		City, State: Brown Deer, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		<input checked="" type="checkbox"/> Section 42 <input checked="" type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Number of Total Units: 80  Number of Low-Income Units: 37	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 9 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 94%      Economic 91%			
Development Lender: Grandbridge		City, State: Madison, WI		Contact Person: Matthew Lund		Telephone Number: 608-827-7747	
Development Equity Provider: Sun America		City, State: Los Angeles, CA		Contact Person: Lincoln Williamson		Telephone Number: 310-772-6831	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225	



<sup>1</sup>Lease-Up Period = Time from Occupancy Certificate Receipt to 90% Occupancy Achievement

<sup>2</sup>Economic Occupancy = Actual Rents Received Divided by Gross Potential Rents

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Development Name: Bradley Manor		City, State: Brown Deer, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed-in-Service Date: 05/1997	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 7 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 94%      Economic 90%		Number of Total Units: 51  Number of Low-Income Units: 42	
Development Lender: Lend Lease		City, State: Atlanta, GA		Contact Person: Mary Davis		Telephone Number: 214-999-7111	
Development Equity Provider: Edison Capital		City, State: Irvine, CA		Contact Person: Charles Kim		Telephone Number: 949-757-2474	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225	

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Development Name: Brookstone Commons		City, State: Neenah, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Number of Total Units: 52  Number of Low-Income Units: 48	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 9 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 87%      Economic 84.5%			
Development Lender: Oppenheimer		City, State: Hudson, OH		Contact Person: Corey Snyder		Telephone Number: 330-658-5357	
Development Equity Provider: PNC		City, State: Portland, OR		Contact Person: Ashlie Johnson		Telephone Number: 503-808-1300	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year. 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225	

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Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments that have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments that do not have a certificate of occupancy. Attach additional copies of this form as needed.

Development Name: Hamilton Place		City, State: Sun Prairie, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input checked="" type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed-in-Service Date: 2/26/2002 - 1/01/2003		Number of Total Units: 240  Number of Low-Income Units: 172	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 6 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 93% Economic 88%			
Development Lender: WHEDA		City, State: Madison, WI		Contact Person: David Luedcke		Telephone Number: 608-267-0608	
Development Equity Provider: CAPMark		City, State: Columbus, OH		Contact Person: Roxanne Pickett		Telephone Number: 740-321-1784	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas berry Suby Von Haden		Telephone Number: 608-825-2225	

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Development Name: Harborside Commons		City, State: Kenosha, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other.		Number of Total Units: 89  Number of Low-Income Units: 8	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> In-Lease up		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 97%      Economic 89%			
Development Lender: Oppenheimer		City, State: Hudson, OH		Contact Person: Corey Snyder		Telephone Number: 330-653-5357	
Development Equity Provider: WNC		City, State: St. Paul, MN		Contact Person: Darrick Metz		Telephone Number: 888-798-0557	
Has the development ever had a financial audit performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the financial statement year.		if an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225	



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Development Name: Lakefront Manor & Villas		City, State: Oshkosh, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input type="checkbox"/> Other:		Placed-in-Service Date: 7/2000		Number of Total Units: 66  Number of Low-Income Units: 58	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 10 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 95%      Economic 93%			
Development Lender: Oppenhiemer		City, State: Hudson, OH		Contact Person: Corey Snyder		Telephone Number: 330-653-5357	
Development Equity Provider: PNC		City, State: Portland, OR		Contact Person: Ashlie Johnson		Telephone Number: 503-808-1300	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225	



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Development Name: Madison Place		City, State: Beaver Dam, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed-in-Service Date: October 2010		Number of Total Units: 62  Number of Low-Income Units: 55	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 6 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 88.5%      Economic 85%			
Development Lender: Horicin Bank		City, State: Beaver Dam, WI		Contact Person: Paul Huebner		Telephone Number: 920-885-8110	
Development Equity Provider: No Equity Provider Exchange Funds		City, State:		Contact Person:		Telephone Number:	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225	

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Development Name: Marquette Manor		City, State: South Milwaukee, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292			
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		<input checked="" type="checkbox"/> Section 42 <input checked="" type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed-in-Service Date: 11/2001		Number of Total Units: 74  Number of Low-Income Units: 32	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 11 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 96%      Economic 95.5%					
Development Lender: Grandbridge		City, State: Madison, WI		Contact Person: Matthew Lund		Telephone Number: 608-827-7747			
Development Equity Provider: M & I Bank		City, State: Milwaukee, WI		Contact Person:		Telephone Number: 414-765-8760			
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225			

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Development Name: Parkside Senior Village		City, State: Hartford, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input checked="" type="checkbox"/> None (Market) <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Rural Housing <input type="checkbox"/> Other:		Placed-in-Service Date: 10/2000		Number of Total Units: 50  Number of Low-Income Units: 49	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 6 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical    92.5%                      Economic    89.5%			
Development Lender: WAHA, LLC		City, State: Madison, WI		Contact Person:		Telephone Number: 608-266-7884	
Development Equity Provider: Sun America		City, State: Los Angeles, CA		Contact Person: Lincoln Williamson		Telephone Number: 310-772-6831	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider:  Douglas Berry Suby Von Haden			
						Telephone Number: 608-825-2225	

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Development Name: River Bend Senior Village	City, State: West Bend, WI	Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Placed-in-Service Date: 12/1999	Number of Total Units: 52  Number of Low-Income Units: 52
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of Months in Lease-Up Period <sup>1</sup> 12 months	Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 91.5%      Economic 89%		
Development Lender: US Bank	City, State: Madison, WI	Contact Person: Karyn Knaack	Telephone Number: 608-252-4202	
Development Equity Provider: Sun America	City, State: Los Angeles, CA	Contact Person: Lincoln Williamson	Telephone Number: 310-772-6831	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010	If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Contact Person at Audit Provider: Douglas Berry Suby Von Haden			Telephone Number: 608-825-2225	



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Development Name: Sherman Glen		City, State: Madison, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed-in-Service Date: 9/1997		Number of Total Units: 98  Number of Low-Income Units: 97	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 9 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 95.5%      Economic 95.5%			
Development Lender: Prudential		City, State: Edison, NJ		Contact Person: Jose Perez		Telephone Number: 732-766-8700	
Development Equity Provider: Edison Capital		City, State: Irvine, CA		Contact Person: Charles Kim		Telephone Number: 949-757-2474	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225	



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Development Name: Springbrook Village	City, State: Burlington, WI	Developer Contact Name: Kristi Morgan  Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Placed-in-Service Date: 10/1998	Number of Total Units: 48  Number of Low-Income Units: 48
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of Months in Lease-Up Period <sup>1</sup> 10 months	Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 94.5%      Economic 92.5%	
Development Lender: WAHA, LLC	City, State: Madison, WI	Contact Person:  Telephone Number: 608-266-7884	
Development Equity Provider: Edison Capital	City, State: Irvine, CA	Contact Person: Charles Kim  Telephone Number: 949-757-2474	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010	If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
		Contact Person at Audit Provider: Douglas Berry Suby Von Haden  Telephone Number: 608-825-2225	

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Development Name: Sunrise Village		City, State: South Milwaukee, WI		Developer Contact Name: Kristi Morgan		Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed-in-Service Date: 1/2000		Number of Total Units: 48  Number of Low-Income Units: 44	
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		No. of Months in Lease-Up Period <sup>1</sup> 6 months		Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 91%      Economic 89%			
Development Lender: WAHA, LLC		City, State: Madison, WI		Contact Person: Telephone Number: 608-266-7884			
Development Equity Provider: Sun America		City, State: Los Angeles, CA		Contact Person: Lincoln Williamson Telephone Number: 310-772-6831			
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010		If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Contact Person at Audit Provider: Douglas Berry Suby Von Haden Telephone Number: 608-825-2225			



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Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments that have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments that do not have a certificate of occupancy. Attach additional copies of this form as needed.

Development Name: Woodside Terrace	City, State: Beloit, WI	Developer Contact Name: Kristi Morgan  Telephone Number: 608-824-2292	
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Placed-in-Service Date: 3/2008	Number of Total Units: 240  Number of Low-Income Units: 240
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of Months in Lease-Up Period <sup>1</sup> 0 months	Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 96.5%      Economic 96.5%	
Development Lender: US Bank	City, State: Madison, WI	Contact Person: Karyn Knaack	Telephone Number: 608-252-4202
Development Equity Provider: PNC	City, State: Portland, OR	Contact Person: Ashlie Johnson	Telephone Number: 503-808-1300
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010	If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Contact Person at Audit Provider: Douglas Berry Suby Von Haden	
		Telephone Number: 608-825-2225	



<sup>1</sup>Lease-Up Period = Time from Occupancy Certificate Receipt to 90% Occupancy Achievement

<sup>2</sup>Economic Occupancy = Actual Rents Received Divided by Gross Potential Rents

## DEVELOPER EXPERIENCE

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments that have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments that do not have a certificate of occupancy. Attach additional copies of this form as needed.

Development Name: Woodview Senior Apartments	City, State: Muskego, WI	Developer Contact Name: Kristi Morgan  Telephone Number: 608-824-2292	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other.	Placed-in-Service Date: 10/2000	Number of Total Units: 24  Number of Low-Income Units: 24
Is permanent financing in place? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have you had to make capital contributions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No. of Months in Lease-Up Period <sup>1</sup> 7 months	Physical and Economic Occupancy %'s for Each of the Last Two Years <sup>2</sup> Physical 93.5%      Economic 91%	
Development Lender: US Bank	City, State: Madison, WI	Contact Person: Karyn Knaack  Telephone Number: 608-252-4202	
Development Equity Provider: Sun America	City, State: Los Angeles, CA	Contact Person: Lincoln Williamson  Telephone Number: 310-772-6831	
Has the development ever had a financial audit performed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide the financial statement year: 2010	If an audit has been performed, has the audit been qualified based on the development's ability to remain a going concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Contact Person at Audit Provider: Douglas Berry Suby Von Haden		Telephone Number: 608-825-2225	



<sup>1</sup>Lease-Up Period = Time from Occupancy Certificate Receipt to 90% Occupancy Achievement

<sup>2</sup>Economic Occupancy = Actual Rents Received Divided by Gross Potential Rents



**DEVELOPER EXPERIENCE - Thomas W. Sather**

**Multi-Family Section 42 Apartments**

Bradley Manor	Brown Deer, WI	\$3,800,000
Sherman Glen	Madison, WI	\$7,000,000
Springbrook	Burlington, WI	\$3,300,000
River Bend	West Bend, WI	\$4,400,000
Sunrise Village	South Milwaukee, WI	\$3,600,000
Algonquin Manor	Brown Deer, WI	\$6,700,000
Woodview	Muskego, WI	\$2,200,000
Parkside Village	Hartford, WI	\$4,000,000
Marquette Manor	South Milwaukee, WI	\$6,300,000
Lakefront Manor	Oshkosh, WI	\$5,600,000
Hamilton Place	Sun Prairie, WI	\$14,400,000
Brookstone Commons	Neenah, WI	\$4,500,000
Woodside Terrace	Beloit, WI	\$8,300,000
Madison Place	Baver Dam, WI	\$8,100,000
Harborside Commons	Kenosha, WI	\$12,400,000
Park Place	Reedsburg, WI	\$6,700,000
Cornerstone Commons	Johnston, IA	\$9,000,000

**Market Rate Apartments**

Hillview Apartments	Hollywood, CA	\$34,000,000
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**Resorts**

Great Wolf Lodge - Expansion	Wisconsin Dells, WI	\$13,000,000
Great Wolf Lodge	Sandusky, OH	\$40,000,000
Great Wolf Lodge	Traverse City, MI	\$53,500,000
Great Wolf Lodge	Kansas City, KS	\$52,000,000
Great Wolf Lodge	Williamsburg, VA	\$68,000,000
Great Wolf Lodge	Niagara Falls, Ontario	\$100,000,000
Great Wolf Lodge	Poconos, PA	\$100,000,000
Blue Harbor Resort	Sheboygan, WI	\$45,000,000

**Hotels**

Country Inn & Suites	Appleton, WI	\$7,500,000
Country Inn & Suites	Beckley, WV	\$10,300,000
Holiday Inn Hotel & Suites	LaCrosse, WI	\$8,300,000
Crowne Plaza Hotel	Elgin, IL	\$24,500,000
Best Western Hotel	Port Washington, WI	\$5,600,000
Microtel Inn	Beckley, WV	\$4,200,000
Fairfield Inn	Manassas, VA	\$5,300,000
Country Inn & Suites	Manassas, VA	\$5,000,000
Holiday Inn Hotel & Suites	Milwaukee, WI	\$9,700,000
Hampton Inn & Suites	Warwick, RI	\$13,000,000
Hampton Inn & Suites	Braintree, MA	\$9,000,000
Clarion Suites	Madison, WI	\$10,000,000

**Land/Retail Development**

Culver's Outlot	Milwaukee, WI	\$800,000
Walgreen's	Madison, WI	\$3,500,000
Walgreen's	Madison, WI	\$2,300,000
Fox Point Subdivision	Sun Prairie, WI	\$4,000,000
Rutland Commons	Rutland, VT	\$4,400,000

**Assisted Living**

Milestone Senior Living	Woodruff, WI	\$3,000,000
WovenHearts	Austin, MN	\$1,100,000
WovenHearts	Blaine, MN	\$1,100,000
WovenHearts	Coon Rapids, MN	\$1,500,000
WovenHearts	Coon Rapids, MN	\$2,000,000
WovenHearts	Faribault, MN	\$1,100,000
WovenHearts	Inver Grove Heights, MN	\$1,100,000
WovenHearts	Mankato, MN	\$1,100,000
WovenHearts	Owatonna, MN	\$1,100,000
WovenHearts	Owatonna, MN	\$1,500,000
WovenHearts	River Falls, WI	\$1,100,000
WovenHearts	Sauk Rapids, MN	\$1,100,000
WovenHearts	West Saint Paul, MN	\$1,100,000
WovenHearts	Willmar, MN	\$1,100,000
WovenHearts	Winona, MN	\$1,100,000
WovenHearts	Baraboo, WI	\$1,100,000
WovenHearts	Eau Claire, WI	\$1,100,000
WovenHearts	Fond du Lac, WI	\$1,100,000
WovenHearts	Kenosha, WI	\$2,200,000
WovenHearts	LaCrosse, WI	\$1,500,000
WovenHearts	Manitowoc, WI	\$1,100,000
WovenHearts	Middleton, WI	\$1,100,000
WovenHearts	Neenah, WI	\$1,100,000
WovenHearts	Oshkosh, WI	\$1,100,000

**Condominiums**

Blue Harbor Resort Condos	Sheboygan, WI	\$15,000,000
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**Project Total**

**\$789,700,000**

**GENERAL CONTRACTOR  
INFORMATION RELEASE FORM**

I, Jeffrey Donovan  
(Printed First & Last Name of Authorized Agent for the General Contracting Firm)

as Vice President  
(Printed Title)

of Northcentral Construction Corporation  
(Printed Name of the General Contractor Firm)

Hereby grant permission to disclose any and all information to Wisconsin Housing and Economic Development Authority (WHEDA) regarding the quality and performance (current/previous) of the above-referenced General Contractor Firm in your state, county, city or community.

Date: 1-29-13

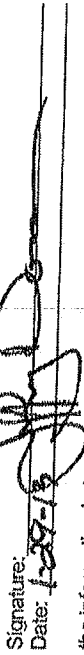
Northcentral Construction Corporation  
(Printed Name of General Contractor Firm)

By:   
(Authorized Signature of Agent for the General Contractor Firm)

Its: Vice President  
(Title of Authorized Agent for the General Contractor Firm)

# RELEVANT EXPERIENCE AND CERTIFICATION: GENERAL CONTRACTOR

I certify that I represent the general contractor for (name of project) Vine Street Lofts located in (city, state) Reedsburg, WI. I further certify that the following list represents all states in which I have transacted business within, at minimum, the last five (5) years.

Signature:   
 Date: 1-27-16

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments which have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

<b>Development Name:</b> Fair Acre Townhomes	<b>City, State:</b> Oshkosh, WI	<b>Developer Name:</b> Keystone Development	<b>Telephone Number:</b> 920-303-9404
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>	<b>Telephone Number:</b>
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	<b># of Units:</b> 55	

<b>Development Name:</b> Fountains of West Allis	<b>City, State:</b> West Allis, WI	<b>Developer Name:</b> Keystone Development	<b>Telephone Number:</b> 920-303-9404
<b>Development Type:</b> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>	<b>Telephone Number:</b>
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	<b># of Units:</b> 35	

<b>Development Name:</b> Kenwood Commons	<b>City, State:</b> Ripon, WI	<b>Developer Name:</b> Keystone Development	<b>Telephone Number:</b> 920-303-9404
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>	<b>Telephone Number:</b>
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	<b># of Units:</b> 24	

<b>Development Name:</b> Waupaca Townhomes	<b>City, State:</b> Waupaca, WI	<b>Developer Name:</b> CAP Services	<b>Telephone Number:</b> 715-343-7140
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>	<b>Telephone Number:</b>
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	<b># of Units:</b> 24	

<b>Development Name:</b> Millstone Senior Living	<b>City, State:</b> Hillsboro, WI	<b>Developer Name:</b> Silverstone Properties	<b>Telephone Number:</b> 608-824-2291
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>	<b>Telephone Number:</b>
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	<b># of Units:</b> 16	

# RELEVANT EXPERIENCE AND CERTIFICATION: GENERAL CONTRACTOR

I certify that I represent the general contractor for (name of project) Vine Street Lofts, located in (City, state) Reedsburg, WI. I further certify that the following list represents all sites in which I have transacted business within, at minimum, the last five (5) years.

Signature: [Signature]  
 Date: 1-29-15

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments which have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

Development Name: Park Place Apartments	City, State: Reedsburg, WI	Developer Name: Silverstone Partners	Telephone Number: 608-824-2291
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 48	Telephone Number:
		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number:

Development Name: Becher Terrace	City, State: Milwaukee, WI	Developer Name: SunStair Construction Group LLC	Telephone Number: 920-929-8600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 80	Telephone Number:
		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number:

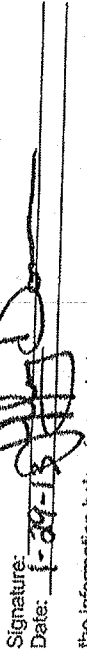
Development Name: Harborside Commons	City, State: Kenosha, WI	Developer Name: Silverstone Properties	Telephone Number: 608-824-2291
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 89	Telephone Number:
		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number:

Development Name: The Rivers	City, State: Oshkosh, WI	Developer Name: Keystone Development	Telephone Number: 920-303-9404
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 60	Telephone Number:
		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number:

Development Name: Mauston Senior Village	City, State: Mauston, WI	Developer Name: CAP Services	Telephone Number: 715-343-7140
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 24	Telephone Number:
		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number:

# RELEVANT EXPERIENCE AND CERTIFICATION: GENERAL CONTRACTOR

I certify that I represent the general contractor for (name of project) Vine Street Lofts, located in (city, state) Reedsburg, WI. I further certify that the following list represents all states in which I have transacted business within, at minimum, the last five (5) years.

Signature:   
 Date: 1-29-15

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments which have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

Development Name: Seymour Senior Village	City, State: Seymour, WI	Developer Name: CAP Services  Contact Person at Subsidy Agency or Local Municipal Office:  # of Units: 24	Telephone Number: 715-343-7140
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number: 715-343-7140
Development Name: Bayside Senior Apartments	City, State: Oconto, WI	Developer Name: Keystone Development  Contact Person at Subsidy Agency or Local Municipal Office:  # of Units: 24	Telephone Number: 920-303-9404
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number: 920-303-9404
Development Name: Ridgewood Apartments	City, State: Milwaukee, WI	Developer Name: Keystone Development  Contact Person at Subsidy Agency or Local Municipal Office:  # of Units: 150	Telephone Number: 920-303-9404
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number: 920-303-9404
Development Name: Westridge Apartments	City, State: Milwaukee, WI	Developer Name: Keystone Development  Contact Person at Subsidy Agency or Local Municipal Office:  # of Units: 150	Telephone Number: 920-303-9404
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number: 920-303-9404
Development Name: Colby/Abbotsford Senior Village	City, State: Colby, WI	Developer Name: CAP Services, Inc.  Contact Person at Subsidy Agency or Local Municipal Office:  # of Units: 24	Telephone Number: 715-343-7140
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Telephone Number: 715-343-7140

# RELEVANT EXPERIENCE AND CERTIFICATION: GENERAL CONTRACTOR

I certify that I represent the general contractor for (name of project) Vine Street Loftis, located in (city, state) Reedsburg, WI. I further certify that the following list represents all states in which I have transacted business within, at minimum, the last five (5) years.

Signature:  Date: 1-29-13

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments which have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

Development Name: Weyauwega Senior Village	City, State: Weyauwega, WI	Developer Name: CAP Services, Inc.	Telephone Number: 715-343-7140
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 24	Telephone Number:
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		

Development Name: Clarke Square Terrace	City, State: Milwaukee, WI	Developer Name: SunStarr Construction Group, LLC	Telephone Number: 920-929-8600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 60	Telephone Number:
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		

Development Name: Garden Terrace	City, State: Milwaukee, WI	Developer Name: SunStarr Construction Group LLC	Telephone Number: 920-929-8600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 80	Telephone Number:
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		

Development Name: Garden Place RCAC	City, State: Milwaukee, WI	Developer Name: SunStarr Construction Group, LLC	Telephone Number: 920-929-8600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: Kristin Stone # of Units: 64	Telephone Number: 414-286-2520
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		

Development Name: Kewaunee Senior Village	City, State: Kewaunee, WI	Developer Name: CAP Services, Inc.	Telephone Number: 715-343-7140
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 24	Telephone Number:
	<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		

# RELEVANT EXPERIENCE AND CERTIFICATION: GENERAL CONTRACTOR

I certify that I represent the general contractor for (name of project) Vine Street Lofts, located in (city, state) Reedsburg, WI. I further certify that the following list represents all states in which I have transacted business within, at minimum, the last five (5) years.

Signature:  Date: 1-29-13

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments which have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

<b>Development Name:</b> Village Green	<b>City, State:</b> Two Rivers, WI	<b>Developer Name:</b> Tom Clark  <b>Telephone Number:</b> 312-580-6523	<b>Development Type:</b> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 58	<b>Telephone Number:</b> 312-580-6523
<b>Development Name:</b> Wolf River Senior Village	<b>City, State:</b> Manawa, WI	<b>Developer Name:</b> CAP Services, Inc.  <b>Telephone Number:</b> 715-343-7509	<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 24	<b>Telephone Number:</b> 715-343-7509
<b>Development Name:</b> Woodside Terrace	<b>City, State:</b> Beloit, WI	<b>Developer Name:</b> Silverstone Properties  <b>Telephone Number:</b> 608-824-2291	<b>Development Type:</b> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 150	<b>Telephone Number:</b> 608-824-2291
<b>Development Name:</b> Courtyard at Willow Woods	<b>City, State:</b> Tomah, WI	<b>Developer Name:</b> National Church Residence  <b>Telephone Number:</b> 614-451-2151	<b>Development Type:</b> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 72	<b>Telephone Number:</b> 614-451-2151
<b>Development Name:</b> Iola Senior Village	<b>City, State:</b> Iola, WI	<b>Developer Name:</b> CAP Services  <b>Telephone Number:</b> 715-343-7140	<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 18	<b>Telephone Number:</b> 715-343-7140

# RELEVANT EXPERIENCE AND CERTIFICATION: GENERAL CONTRACTOR

I certify that I represent the general contractor for (name of project) Vine Street Lofts located in (city, state) Reedsburg, WI  
 I further certify that the following list represents all states in which I have transacted business within, at minimum, the last five (5) years.

Signature: [Signature]  
 Date: 12-29-13

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments which have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

<b>Development Name:</b> Morris Park	<b>City, State:</b> Adams, WI	<b>Developer Name:</b> CAP Services, Inc.	<b>Telephone Number:</b> 715-343-7140
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 22	<b>Telephone Number:</b>  
<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:			
<b>Development Name:</b> Villas of Combined Locks	<b>City, State:</b> Combined Locks, WI	<b>Developer Name:</b> Keystone Development	<b>Telephone Number:</b> 920-903-9404
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 24	<b>Telephone Number:</b>  
<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:			
<b>Development Name:</b> Adams/Friendship Senior Village	<b>City, State:</b> Adams, WI	<b>Developer Name:</b> CAP Services, Inc.	<b>Telephone Number:</b> 715-343-7140
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 24	<b>Telephone Number:</b>  
<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:			
<b>Development Name:</b> Brodhead Senior	<b>City, State:</b> Brodhead, WI	<b>Developer Name:</b> CAP Services, Inc.	<b>Telephone Number:</b> 715-343-7104
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 24	<b>Telephone Number:</b>  
<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:			
<b>Development Name:</b> Brookside Senior Village	<b>City, State:</b> Fond du Lac, WI	<b>Developer Name:</b> SunStart Development	<b>Telephone Number:</b> 920-929-8600
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b>  <b># of Units:</b> 24	<b>Telephone Number:</b>  
<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:			



# RELEVANT EXPERIENCE AND CERTIFICATION: GENERAL CONTRACTOR

I certify that I represent the general contractor for (name of project) Vine Street Lofts, located in (city, state) Reedsburg, WI. I further certify that the following  represents all states in which I have transacted business within, at minimum, the last five (5) years.

Signature:  Date: 1-29-13

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments which have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

<b>Development Name:</b> Craftsman Village	City, State: Plover, WI	Developer Name: Louis Lang Telephone Number: 920-922-8170	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 24	Telephone Number: 920-922-8170
<b>Development Name:</b> Olen Park Senior Village	City, State: Clintonville, WI	Developer Name: CAP Services, Inc. Telephone Number: 715-343-7104	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Contact Person at Subsidy Agency or Local Municipal Office: # of Units: 24	Telephone Number: 715-343-7104
<b>Development Name:</b> Whitetail Cottages	City, State: Rice Lake, WI	Developer Name: Peter Gerrard Telephone Number: 608-782-4478	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Contact Person at Subsidy Agency or Local Municipal Office: Bill Wagner # of Units: 24	Telephone Number: 715-234-9425
<b>Development Name:</b> One Penny Place	City, State: Woodruff, WI	Developer Name: SunStart Development Telephone Number: 920-929-8600	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Contact Person at Subsidy Agency or Local Municipal Office: Dave Bibeau # of Units: 52	Telephone Number: 920-929-8600
<b>Development Name:</b> Marquette Manor	City, State: South Milwaukee, WI	Developer Name: The Great Lakes Companies Telephone Number: 608-251-6400	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	Contact Person at Subsidy Agency or Local Municipal Office: Kyle Vandercar # of Units: 74	Telephone Number: 414-762-2222

# RELEVANT EXPERIENCE AND CERTIFICATION: GENERAL CONTRACTOR

I certify that I represent the general contractor for (name of project) Vine Street Lofts located in (city, state) Reedsburg, WI  
 I further certify that the following list represents all states in which I have transacted business within, at minimum, the last five (5) years.

Signature:   
 Date: 1-28-13

Complete the information below for each development your organization has carried out within, at minimum, the last five years. List only those developments which have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

<b>Development Name:</b> Lincolncrest Apartments	<b>City, State:</b> Twin Lakes, WI	<b>Developer Name:</b> Renaissance Group	<b>Telephone Number:</b> 920-858-9512
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b> Tim Popanda <b># of Units:</b> 32	<b>Telephone Number:</b> 414-887-3700
		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	

<b>Development Name:</b> Cedar Crest Apartments	<b>City, State:</b> Bakewin, WI	<b>Developer Name:</b> Peter Gerrard	<b>Telephone Number:</b> 608-782-4478
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b> Roger Experse <b># of Units:</b> 24	<b>Telephone Number:</b> 715-684-3246
		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	

<b>Development Name:</b> Mc Dermott Creek Cottages	<b>City, State:</b> Fond du Lac, WI	<b>Developer Name:</b> Jeff Kowalik	<b>Telephone Number:</b> 920-929-9400
<b>Development Type:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b> Guy Fox <b># of Units:</b> 14	<b>Telephone Number:</b> 715-929-3275
		<input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	

<b>Development Name:</b>	<b>City, State:</b>	<b>Developer Name:</b>	<b>Telephone Number:</b>
<b>Development Type:</b> <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b> <b># of Units:</b>	<b>Telephone Number:</b>
		<input type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	

<b>Development Name:</b>	<b>City, State:</b>	<b>Developer Name:</b>	<b>Telephone Number:</b>
<b>Development Type:</b> <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	<b>Type of Subsidy:</b> <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	<b>Contact Person at Subsidy Agency or Local Municipal Office:</b> <b># of Units:</b>	<b>Telephone Number:</b>
		<input type="checkbox"/> Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	



**INFORMATION RELEASE FORM**  
**RE: Vine Street Lofts (Reedsburg, WI)**

I, Thomas G. Klein, as Senior Vice President of Oakbrook Corporation, grant you permission to disclose any and all information to the Wisconsin Housing and Economic Development Authority regarding the quality and performance of Oakbrook Corporation relative to any real estate development for which the referenced entity acted or continues to act as Management Agent in your state, county, city or community.

Oakbrook Corporation

By: Thomas G. Klein  
Thomas G. Klein, Vice President  
Oakbrook Corporation

Date: 1/18/13

**RELEVANT EXPERIENCE AND CERTIFICATION: MANAGEMENT AGENT (FAMILY)**

I certify that I represent the management agent for Mine Street Lofts located Reedsburg, WI. I further certify that the following list represents all states in which I have transacted business within the last three (3) years.

Signature: *Thomas G. Klein* Date: 1/18/13

Thomas G. Klein, Senior Vice President, Oakbrook Corporation

Complete the information below for each development your organization has carried out within the past three years. List only those developments that have activities, features, and/or are similar in size or type (family, elderly, special needs) to the proposed development. Do not include developments not yet in operation. Attach additional copies of this form as needed.

Development Name: Arrowhead Apartments	City, State: Palatine, IL	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1978 # Years Managed by Agent: 1997-2006	Physical/Economic Occupancy Rate
Contact Person at Agency or Local Office: WHEDA	Section 42 <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	# of Units: 200 # of Low-Income Units: 40	
	City, State: Madison, WI		Telephone Number: (608) 267-1090

Development Name: Balzer	City, State: Sheboygan, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1992 # Years Managed by Agent: Since 1995	Physical/Economic Occupancy Rate 100%
Contact Person at Agency or Local Office: WHEDA	Section 42 <input checked="" type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	# of Units: 14 # of Low-Income Units: 12	
	City, State: Madison, WI		Telephone Number: (608) 267-1090

Development Name: Brickner Mills	City, State: Sheboygan Falls, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1992 # Years Managed by Agent: Since 1995	Physical/Economic Occupancy Rate 95%
Contact Person at Agency or Local Office: WHEDA	Section 42 <input checked="" type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	# of Units: 34 # of Low-Income Units: 31	
	City, State: Madison, WI		Telephone Number: (608) 267-1090

Development Name: Buffalo Ridge	City, State: Buffalo, MN	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1994 # Years Managed by Agent: 2002-2005	Physical/Economic Occupancy Rate Unknown
Contact Person at Agency or Local Office: WHEDA	Section 42 <input checked="" type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:	# of Units: 20 # of Low-Income Units: 20	
	City, State: Madison, WI		Telephone Number: (608) 267-1090

Development Name: Columbus Colonial Manor		City, State: Columbus, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1991 # Years Managed by Agent: 1995-2011		# of Units: 25 # of Low-Income Units: 25	
Contact Person at Agency or Local Office: WHEDA				City, State: Madison, WI			
Development Name: Covearity		City, State: Glendale, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1986 # Years Managed by Agent: Since 1987		# of Units: 190 # of Low-Income Units: 38	
Contact Person at Agency or Local Office: WHEDA				City, State: Madison, WI			

Development Name: Craftsman Village of Appleton		City, State: Menasha, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 2004 # Years Managed by Agent: 2003-2007		# of Units: 64 # of Low-Income Units: 64	
Contact Person at Agency or Local Office: WHEDA				City, State: Madison, WI			

Development Name: Dunton Tower		City, State: Arlington Heights, IL		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1986 # Years Managed by Agent: 1987-2012		# of Units: 216 # of Low-Income Units: 44	
Contact Person at Agency or Local Office: WHEDA				City, State: Madison, WI			

Development Name: East Creek		City, State: Chaska, MN		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1998 # Years Managed by Agent: 2003-2005		# of Units: 39 # of Low-Income Units: 39	
Contact Person at Agency or Local Office: WHEDA				City, State: Madison, WI			

Development Name: Eldorado	City, State: Fond du Lac, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1992 # Years Managed by Agent: 1995-2005	# of Units: 28 # of Low-Income Units: 28
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Fairways	City, State: Naperville, IL	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1985 # Years Managed by Agent: Since 1987	# of Units: 210 # of Low-Income Units: 42
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Farmington Family	City, State: Farmington, MN	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2001 # Years Managed by Agent: 2002-2005	# of Units: 32 # of Low-Income Units: 28
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Forest Glen	City, State: Rockford, IL	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1996 # Years Managed by Agent: 1998-2012	# of Units: 140 # of Low-Income Units: 56
Contact Person at Agency or Local Office:	City, State:	Telephone Number: (608) 267-1090	

Development Name: Groveland Terrace	City, State: Maple Grove, MN	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1996 # Years Managed by Agent: 2002-2005	# of Units: 48 # of Low-Income Units: 48
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Hamilton Place	City, State: Sun Prairie, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2002 # Years Managed by Agent: Since 2001	Physical/Economic Occupancy Rate 95%
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 240 # of Low-Income Units: 172	

Development Name: Henry Jung	City, State: Sheboygan, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1992 # Years Managed by Agent: Since 1998	Physical/Economic Occupancy Rate 100%
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 52 # of Low-Income Units: 34	

Development Name: Hidden Folds	City, State: Apple Valley	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2002 # Years Managed by Agent: 2002-2005	Physical/Economic Occupancy Rate Unknown
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 84 # of Low-Income Units: 63	

Development Name: Highlands South	City, State: Waukesha, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2003 # Years Managed by Agent: Since 2003	Physical/Economic Occupancy Rate 100%
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 62 # of Low-Income Units: 53	

Development Name: Hillcrest	City, State: Waukesha, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1985 # Years Managed by Agent: 1987-2012	Physical/Economic Occupancy Rate
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 60 # of Low-Income Units: 60	

Development Name: Historic Lincoln Mills	City, State: Appleton, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input checked="" type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1991 # Years Managed by Agent: Since 1995	# of Units: 65 # of Low-Income Units:
Contact Person at Agency or Local Office:		Telephone Number: (608) 267-1090	

Development Name: Historic Ravine Mills	City, State: Appleton, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input checked="" type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1990 # Years Managed by Agent: Since 1995	# of Units: 46 # of Low-Income Units:
Contact Person at Agency or Local Office:		Telephone Number: (608) 267-1090	

Development Name: Lake Side Townhomes	City, State: Woodbury, MN	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2001 # Years Managed by Agent: 2003-2005	# of Units: 36 # of Low-Income Units: 32
Contact Person at Agency or Local Office: WHEDA		Telephone Number: (608) 267-1090	

Development Name: Lawton Foundry	City, State: DePere, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input checked="" type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1993 # Years Managed by Agent: Since 1998	# of Units: 70 # of Low-Income Units:
Contact Person at Agency or Local Office:		Telephone Number: (608) 267-1090	

Development Name: Leopold Place	City, State: Sun Prairie, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input checked="" type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2007 # Years Managed by Agent: Since 2007	# of Units: 134 # of Low-Income Units: 0
Contact Person at Agency or Local Office: NA		Telephone Number: (608) 267-1090	



Development Name: Leverenz		City, State: Sheboygan, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: Since 1998		# of Units: 24 # of Low-Income Units: 14	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Lincoln School		City, State: Waupun, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: Since 1995		# of Units: 45 # of Low-Income Units: 36	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Louisiana Oaks		City, State: St. Louis Park, MN		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 2002 # Years Managed by Agent: 2001-2005		# of Units: 200 # of Low-Income Units: 0	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Maple Lakes		City, State: Maple Grove, MN		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 2004 # Years Managed by Agent: 2004-2005		# of Units: 40 # of Low-Income Units: 34	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Maple Tree		City, State: Ripon, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: Since 1995		# of Units: 44 # of Low-Income Units: 35	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Marsh Run	City, State: Bramerd, MN	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1996 # Years Managed by Agent: 2002-2005	# of Units: 48 # of Low-Income Units: 48
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI		Telephone Number: (608) 267-1090

Development Name: McAuley Apartments	City, State: Milwaukee, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2008 # Years Managed by Agent: 2008-present	# of Units: 46 # of Low-Income Units: 42
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI		Telephone Number: (608) 267-1090

Development Name: Meriter Properties	City, State: Madison, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: Various Dates # Years Managed by Agent: 1994-2012	# of Units: 27 # of Low-Income Units: 0
Contact Person at Agency or Local Office:	City, State:		Telephone Number: (608) 267-1090

Development Name: Mission Village of Plover	City, State: Plover, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2004 # Years Managed by Agent: 2004-2007	# of Units: 36 # of Low-Income Units: 36
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI		Telephone Number: (608) 267-1090

Development Name: Monterey	City, State: Waukesha, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1985 # Years Managed by Agent: 1987-2012	# of Units: 240 # of Low-Income Units: 0
Contact Person at Agency or Local Office:	City, State:		Telephone Number: (608) 267-1090

Development Name: Moornings	City, State: Roselle, IL	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1978 # Years Managed by Agent: 1997-2006	# of Units: 216 # of Low-Income Units: 48
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Orchard Springs	City, State: Madison, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1970 # Years Managed by Agent: 1993-2006	# of Units: 69 # of Low-Income Units: 0
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Parkview II	City, State: Pardeeville, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1992 # Years Managed by Agent: Since 1995	# of Units: 16 # of Low-Income Units: 14
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Parmenter Circle	City, State: Middleton, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2007 # Years Managed by Agent: Since 2007	# of Units: 50 # of Low-Income Units: 40
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Pine Crest	City, State: Plover, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1993 # Years Managed by Agent: 2002-2011	# of Units: 38 # of Low-Income Units: 38
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	Telephone Number: (608) 267-1090	

Development Name: Pond View		City, State: Woodbury, MN		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="radio"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 2004 # Years Managed by Agent: 2004-2005		# of Units: 40 # of Low-Income Units: 35	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Prairie Village		City, State: Becker, MN		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="radio"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1996 # Years Managed by Agent: 2002-2005		# of Units: 36 # of Low-Income Units: 36	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Purgatory Creek		City, State: Eden Prairie, MN		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="radio"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1998 # Years Managed by Agent: 2002-2005		# of Units: 32 # of Low-Income Units: 32	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Ripple Creek II		City, State: Port Edwards, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="radio"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1993 # Years Managed by Agent: Since 1995		# of Units: 16 # of Low-Income Units: 14	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Shenandoah Woods		City, State: Plymouth, MN		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="radio"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1999 # Years Managed by Agent: 2002-2005		# of Units: 64 # of Low-Income Units: 46	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: 641 W. Main		City, State: St. Croix Village		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1993 # Years Managed by Agent: Since 1995		# of Units: 60 # of Low-Income Units: 37	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Physical/Economic Occupancy Rate 100%		Telephone Number: (608) 267-1090	
Development Name: Sunnyside		City, State: Sheboygan, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: 1999-2005		# of Units: 50 # of Low-Income Units: 50	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Physical/Economic Occupancy Rate 100%		Telephone Number: (608) 267-1090	
Development Name: The Cottages		City, State: McFarland, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1988 # Years Managed by Agent: Since 1995		# of Units: 72 # of Low-Income Units: 43	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Physical/Economic Occupancy Rate 100%		Telephone Number: (608) 267-1090	
Development Name: The Landings		City, State: Waupun, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1996 # Years Managed by Agent: Since 1995		# of Units: 64 # of Low-Income Units: 64	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Physical/Economic Occupancy Rate 100%		Telephone Number: (608) 267-1090	
Development Name: The Mills Phase II		City, State: Appleton, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input type="radio"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: Since 1995		# of Units: 75 # of Low-Income Units: 75	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Physical/Economic Occupancy Rate 100%		Telephone Number: (608) 267-1090	

Development Name: Timber Ridge Townhomes	City, State: Burnsville, MN	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="radio"/> New Construction <input type="radio"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1995 # Years Managed by Agent: 2002-2005	Physical/Economic Occupancy Rate Unknown
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 49 # of Low-Income Units: 48	Telephone Number: (608) 267-1090

Development Name: Timber Trails	City, State: Wisconsin Rapids, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="radio"/> New Construction <input type="radio"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1996 # Years Managed by Agent: Since 1995	Physical/Economic Occupancy Rate 95%
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 64 # of Low-Income Units: 64	Telephone Number: (608) 267-1090

Development Name: Tower Hall	City, State: Marshfield, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input type="radio"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1992 # Years Managed by Agent: 1995-2006	Physical/Economic Occupancy Rate
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 20 # of Low-Income Units: 17	Telephone Number: (608) 267-1090

Development Name: Uptown Village	City, State: Denver, CO	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="radio"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1985 # Years Managed by Agent: 1987-2005	Physical/Economic Occupancy Rate
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 411 # of Low-Income Units: 83	Telephone Number: (608) 267-1090

Development Name: Vandenburg Heights	City, State: Sun Prairie, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input type="radio"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="radio"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1992 # Years Managed by Agent: Since 1995	Physical/Economic Occupancy Rate 98%
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 68 # of Low-Income Units:	Telephone Number: (608) 267-1090

Development Name: Wall Street		City, State: Janesville, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1995 # Years Managed by Agent: Since 1995		# of Units: 32 # of Low-Income Units: 32	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Water tower Place		City, State: Beloit, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1995 # Years Managed by Agent: Since 1995		# of Units: 77 # of Low-Income Units: 63	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Windsong Village		City, State: Kenosha, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: Since 1995		# of Units: 120 # of Low-Income Units: 84	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Woodlands		City, State: Marshfield, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: 1995-2006		# of Units: 60 # of Low-Income Units: 58	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Woodside Terrace		City, State: Beloit, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 2008 # Years Managed by Agent: Since 2008		# of Units: 120 # of Low-Income Units: 120	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090			

Development Name: Yankee Hill	City, State: Milwaukee, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1986 # Years Managed by Agent: Since 1987	Physical/Economic Occupancy Rate 95%
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 349 # of Low-Income Units: 70	

Development Name: Kellogg	City, State: Janesville, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1991 # Years Managed by Agent: 1995-2005	Physical/Economic Occupancy Rate Unknown
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 32 # of Low-Income Units: 32	

Development Name: Louis Joliet	City, State: Joliet, IL	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 2003 # Years Managed by Agent: 2002-2003	Physical/Economic Occupancy Rate Unknown
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 61 # of Low-Income Units: 49	

Development Name: St. Croix Village	City, State: Hudson, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1993 # Years Managed by Agent: 2002-2005	Physical/Economic Occupancy Rate Unknown
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 60 # of Low-Income Units: 60	

Development Name: Westwynde	City, State: Manitowoc, WI	Director's Name: Thomas G. Klein	Telephone Number: (608) 238-2600
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation	Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing	Placed in Service Date: 1991 # Years Managed by Agent: 1995-2005	Physical/Economic Occupancy Rate Unknown
Contact Person at Agency or Local Office: WHEDA	City, State: Madison, WI	# of Units: 40 # of Low-Income Units: 36	



Development Name: Woodstock Commons		City, State: Woodstock, IL		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 2005 # Years Managed by Agent: Since 2007		# of Units: 170 # of Low-Income Units: 153	
Contact Person at Agency or Local Office: IHDA		City, State: Chicago, IL		Telephone Number: (608) 238-2600		Physical/Economic Occupancy Rate 95%	

Development Name: Fairwood Arms		City, State: Madison, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: 1995-2004		# of Units: 36 # of Low-Income Units: 34	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 267-1090		Physical/Economic Occupancy Rate Unknown	

Development Name: Dunlap Square		City, State: Marquette, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 1992 # Years Managed by Agent: 1995-2005		# of Units: 97 # of Low-Income Units: 79	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 238-2600		Physical/Economic Occupancy Rate Unknown	

Development Name: Schuster's Lofts		City, State: Milwaukee, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 2006 # Years Managed by Agent: Since 1/1/10		# of Units: 95 # of Low-Income Units: 78	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 238-2600		Physical/Economic Occupancy Rate 95%	

Development Name: Hird House Lofts		City, State: Milwaukee, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing		Placed in Service Date: 2010 # Years Managed by Agent: Since 2010		# of Units: 60 # of Low-Income Units: 60	
Contact Person at Agency or Local Office: WHEDA		City, State: Madison, WI		Telephone Number: (608) 238-2600		Physical/Economic Occupancy Rate 100%	

Development Name: Whispering Hills		City, State: Port Byron, IL		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed in Service Date: 2011 # Years Managed by Agent: Since 2011		# of Units: 72 # of Low-Income Units: 72	
Contact Person at Agency or Local Office: USDA-RD (IL)							
City, State: Chicago, IL							
Telephone Number: 							
Development Name: Beerline B		City, State: Milwaukee, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed in Service Date: 2012 # Years Managed by Agent: Since 2011		# of Units: 140 # of Low-Income Units: 119	
Contact Person at Agency or Local Office: WHEDA							
City, State: Madison, WI							
Telephone Number: (608) 267-1090							
Development Name: The Enclave & Annex		City, State: Wauwatosa, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed in Service Date: 2012 # Years Managed by Agent: Since 2011		# of Units: 200 # of Low-Income Units: 0	
Contact Person at Agency or Local Office: NA-conventional							
City, State: 							
Telephone Number: (608) 267-1090							
Development Name: Bradley Crossing		City, State: Brown Deer, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed in Service Date: 2012 # Years Managed by Agent: Since 2011		# of Units: 60 # of Low-Income Units: 60	
Contact Person at Agency or Local Office: WHEDA							
City, State: Madison, WI							
Telephone Number: (608) 267-1090							
Development Name: City Center		City, State: New Berlin, WI		Director's Name: Thomas G. Klein		Telephone Number: (608) 238-2600	
Development Type: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		Type of Subsidy: <input type="checkbox"/> None (Market) <input checked="" type="checkbox"/> Section 42 <input type="checkbox"/> Section 8 <input type="checkbox"/> Rural Housing <input type="checkbox"/> Tax-Exempt Bond Financing <input type="checkbox"/> Other:		Placed in Service Date: 2012 # Years Managed by Agent: Since 2011		# of Units: 102 # of Low-Income Units: 91	
Contact Person at Agency or Local Office: WHEDA							
City, State: Madison, WI							
Telephone Number: (608) 267-1090							



## VINE STREET LOFTS (REEDSBURG, WI) MANAGEMENT PLAN

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## **ABOUT THE OAKBROOK COMPANIES**

The Oakbrook Companies consist of Oakbrook Corporation and a wholly owned subsidiary Oakbrook Commercial Real Estate (d.b.a. Grubb & Ellis/Oakbrook).

Oakbrook Corporation was founded in 1987 on the basic principle that diligence, a pro-active approach, and a principal-to-client relationship are fundamental to providing the highest, continuous value-added service possible. Oakbrook's success in adhering to this principle is the primary reason that the company has attained a significant number of prominent clients who have continued their relationship with Oakbrook for many years.

Oakbrook's philosophy is to apply the same practical, aggressive, and hands-on approach to its clients' business as Oakbrook does to meet the challenges of its own business opportunities.

The Oakbrook Companies, with over 300 employees, manages more than 7,000 apartments and in excess of 1.2 million square feet of office space in Illinois and Wisconsin.



## PROPERTY MANAGEMENT STAFF

Oakbrook Corporation's goal is to hire highly skilled and motivated individuals who have the demonstrated ability to perform the duties and responsibilities of their position with professionalism.

1. Outline of Roles and Responsibilities of Management Staff:
  - A. The responsible manager is the Area Manager, who reports to the Vice President-Operations for Oakbrook Corporation. Oakbrook Corporation is the management company.
  - B. Working under the supervision of the Vice President-Operations will be the Area Manager and the Property Manager. Working under the Property Manager's supervision are caretakers, key keepers, maintenance staff, and various outside contractors as appropriate. The current budget is consulted when determining compensation for each employee and the expense of any external contractor.
  - C. The Management Agent's Vice President of Operations will consult with the owner whenever there are circumstances beyond the scope of the Management Agreement and whenever good judgment indicates consultation advisable. The owner is consulted prior to any expenditure over \$5,000 (unless otherwise specified in the Management Agreement).
  - D. The Vice President-Operations is responsible for the operations of the property and supervises the Compliance Manager and Compliance Department. The Compliance Manager is the liaison between Oakbrook Corporation, allocating agencies, investors, etc., on housing program-related issues and concerns. The Vice President-Operations, will handle operational decisions above and beyond the Area and Property Manager's authority such as large purchases, certain personnel and financial matters.
  - E. The respective responsibilities and duties of the owner and the management agent are defined in the Management Agreement. The Management Agreement identifies areas of overlap and describes how the overlap is handled.
  - F. Applicable job descriptions and organizational chart are attached to this Plan.
2. Personnel Policies and Site Staff Training
  - a. All hiring of Oakbrook personnel will conform to equal employment opportunity regulations. Management will subscribe to fair housing and wage laws.
  - b. The Area Manager is directly responsible for all hiring, training, performance evaluating, disciplining and discharging property staff.
  - c. Oakbrook Corporation has a comprehensive training program for all full-time employees. In addition to annual fair housing training, Oakbrook employees are required to attend courses related to managing properties financed using various housing programs. The Training Manager, Compliance Manager, Area Manager and spend time with new employees familiarizing them with their job duties and orientating them to the property. Applicable affordable housing program guidelines are discussed as appropriate.
  - d. Oakbrook Corporation is supportive of outside training and also conducts in-house training at least annually. The Compliance Manager and staff hold HCCP and COS designations. The Compliance Manager coordinates training of staff on HUD, RD, LIHTC and various other affordable housing programs. All trainings are tailored to fit appropriate programs at each property.



## PROPERTY MAINTENANCE PLAN

A well-maintained property is often the result of a well-developed and implemented Maintenance Plan.

1. **Corrective/Emergency maintenance:** Corrective maintenance is performed at the property to repair/restore items when problems are identified, and before major breakdowns/emergencies. Even the best maintained equipment or building components could develop problems requiring corrective action despite a good the maintenance program. In addition, resident service requests are generally found to be the most common source for identifying corrective maintenance needs.
2. **Maintenance Service Request Procedures:** Residents are instructed to report all maintenance requests to the office where a service request/work order will be documented. All maintenance requests that are not an emergency in nature will be completed within two working days unless outside service or parts are required. A contracted call center fields and dispatches all after hour emergency calls to Oakbrook maintenance staff. This toll free phone number is answered at all times. Resident requests for maintenance are monitored and analyzed periodically to determine the effectiveness of the maintenance program, response time and resident satisfaction.
3. **Custodial Maintenance:** Custodial maintenance includes all day-to-day routine maintenance and cleaning activities that are performed at least once per week but very often more frequently. Custodial maintenance includes, but is not limited to, the following tasks:
  - Cleaning the property office and community building;
  - Cleaning the common areas, stairwells and hallways;
  - Cleaning laundry rooms;
  - Policing the grounds including the property entrance, parking lots and play areas;
  - Removing snow from sidewalks (seasonal) within 24 hours; and
  - Basic landscaping care such as mowing, trimming etc. (seasonal) on a regular basis
4. **Rubbish Removal:** Trash containers are provided in appropriate areas throughout the complex so as to be reasonably convenient for all residents. Rubbish or trash removal is subcontracted out to an independent contract hauler.
5. **Inventory Procedures:** A complete list of inventory will be established, maintained and updated as new equipment or supplies are added or expended, consumed or written off. The inventory will be physically counted/inspected and reconciled to the books periodically but not less than twice per year. Stock levels will be maintained at a minimum level to insure prompt service on maintenance requests, but will not be excessive.
6. **Unit Inspections:** Annual unit inspections will be performed to determine current or potential maintenance requirements as well as insuring residents are fulfilling their responsibilities under the lease. Such inspections will be completed only after residents receive prior written notice in conjunction with the lease.
7. **Painting and Decorating Procedures:** All apartments will be repainted and redecorated upon turnover or as necessary. All interior and exterior painting and/or staining will be completed as necessary to maintain a neat and clean appearance at all times.
8. **Service Contracts:** A contract will be executed with a licensed rubbish hauler and exterminator after obtaining competitive bids so as to provide the best possible service at the most reasonable price. Landscaping and snow removal contractors may be hired, as necessary.



## PREVENTIVE MAINTENANCE PROGRAM

Preventive maintenance will be performed to maintain and extend the useful life of property or equipment as opposed to corrective maintenance that is performed in direct response to required repairs or equipment failures. Corrective and preventive maintenance will generally be accomplished in accordance with the following priority:

1. Emergency calls will be completed at any time there is an immediate threat to health, safety or property requiring an immediate response.
2. Residential maintenance requests will be completed generally within 24 hours to insure normal, uninterrupted use of their apartment.
3. Maintenance required at turnover will be performed promptly to insure timely re-rentals.
4. Preventive maintenance will be accomplished in conjunction with established plans and schedules.
5. Scheduled corrective maintenance work that does not fall in the above categories and thereby allows some flexibility in accomplishing the required work.

Preventive maintenance will be established per the Oakbrook Corporation policies and procedures and includes the following:

1. An inventory of all items that require servicing during the upcoming years will be conducted.
2. Each item will be categorized according to what type of service is required, the frequency of the service and whether or not performing the work will save money.
3. A schedule will be established and monitored on a regular basis.
4. Each year the program will be analyzed and revised as necessary.

The following is a checklist of items addressed in the preventive maintenance program.

1. Building Exteriors
  - a) Trimming shrubbery and pruning trees as necessary;
  - b) Establishing and maintaining a lawn treatment program, fertilizing and weed control;
  - c) Service and/or repair lawn maintenance equipment;
  - d) Draining outside hose bibs and blowing-out irrigation system in fall, turning system on and inspecting in the spring;
  - e) Sealing all cracks in sidewalks and parking areas with appropriate materials;
  - f) Marking curbs, shrubbery, trees and other areas that are subject to damage by snow plows in the fall and remove markings in the spring;
  - g) Caulking and/or weatherizing exterior siding, windows and trim as necessary;
  - h) Installing and removing air-conditioner covers in the fall and spring;
  - i) Making sure all exterior windows and doors are in place, in good condition and operating properly;
  - j) Inspecting all roofs, patching and/or replacing damaged asphalt shingles as necessary;
  - k) Cleaning and repair gutters and down spouts;
  - l) Inspecting all head bolt heater outlets for proper condition and operation; and,
  - m) Inspecting exterior lighting and replace burned out lamps as necessary. Also adjust time clocks according to season where applicable.



2. Building Interiors

- a) Cleaning and oil all vestibule unit heaters and fans;
- b) Setting proper temperature controls on unit heaters and securing (seasonal);
- c) Installing adequate door units and carpet runners where necessary and maintaining;
- d) Cleaning out dryer exhaust vents and keeping equipment clean in laundry facility;
- e) Changing filters on all forced air filters, lubricating and inspecting for proper operation in individual units;
- f) Changing filters, lubricating and inspecting boilers and air-exchange equipment in laundry facilities and community/office building;
- g) Flushing out water heaters and adjusting temperature settings; and,
- h) Inspecting, repairing or replacing parts of appliances as necessary particularly after completing unit inspections or at the time of turnover.

The preventive maintenance program will also assist in reducing energy and utility costs at the development by:

1. Ensuring the highest quality operating efficiency of mechanical equipment, heating, ventilating and cooling (HVAC) through cleaning and regular maintenance.
2. Caulking and/or weather stripping exterior siding, windows, doors and trim as necessary to reduce or eliminate air leaks.
3. Utilizing energy efficient lighting and controlling their use through timers, photocells, etc.
4. Monitoring temperature controls setting wherever possible including common areas, hallways and vacant units.





## PROPERTY MARKETING

Marketing efforts continue regardless of the occupancy level at a property. Beginning with a thorough orientation upon move-in and continuing focus on customer service throughout the tenancy, Oakbrook minimizes resident turnover. Expeditious maintenance is another way we maintain high occupancy.

Oakbrook Corporation staff is sensitive to the need to effectively communicate with persons having any disability or handicap (i.e., hearing and visual impairments, mobility constraints, etc.) Oakbrook staff makes every effort to accommodate the needs of persons having disabilities. Staff is aware of communication tools available in order to effectively communicate with those having visual or hearing impairments. Staff is aware of various alternatives such as interpreters, translators, and other forms of communication. Oakbrook Corporation's Reasonable Accommodation Policy is attached.





## MARKETING PLAN-FAMILY

### GOALS AND OBJECTIVES

The goals of the on-going marketing program are:

1. To attract qualified families who are most in need of the types of accommodations for this property (households whose income will allow them to pay no more than 30 to 45% of their income toward their rent and utilities);
2. To generate a rental traffic of qualified, quality applicants;
3. To work closely with the service agencies whose client base consists of an age and income qualified population, not only for referrals but also for continued support of our residents' needs and ongoing education of site staff;
4. To develop a waiting list of fully processed, qualified applicants for each unit; and
5. To promptly pre-lease all vacant units with qualified residents.

### TARGET MARKETS

Target markets will consist of qualified families within a twenty-mile radius of the property. Pre-applications will be collected throughout the development and construction phases.

### THEME AND TAG LINES

In marketing this property, management will work to convey to prospective residents that the property is:

1. an outstanding housing development in which families can comfortably live and interact with the community;
2. committed to providing barrier-free living to people with various disabilities;
3. Oakbrook Corporation and the owners are responsive to the needs and wishes of its residents and encourage residents to play a role in their community.

### ADVERTISING

Attracting prospects to our community and pointing out its benefits is essential in both rent-up and re-rent situations. Advertising is the most fundamental way to draw public attention.

1. Newspaper advertising is the most often used method. Both local and regional newspapers may be utilized.
2. A brochure and informational handout will be distributed as appropriate.
3. Signage: A monument sign and directional signs are critical tools. Management anticipates the property will attract walk-in traffic with appropriate signage.
4. Referral networks will be established and in some cases a referral incentive may be offered. Three networks that will be specially cultivated are:
  - a. Resident Manager and residents
  - b. Resident Manager and other area managers
  - c. Resident Manager and local businesses.



## **OUTREACH**

Efforts will be made to reach prospective residents through the following organizations or types of organizations:

1. Local city and county human services departments and agencies
2. Businesses frequented by potential residents
3. Local public housing authority(ies)
4. Transportation providers
5. Area health agencies
6. Social service organizations
7. Neighborhood associations
8. Local schools and libraries

Marketing materials will notify and inform these organizations about the property. Materials, such as flyers for posting on bulletin boards, brochures, copies of inserts for newsletters and church bulletins will be distributed to appropriate organizations.

During rent-up, these organizations will be contacted at least monthly. This follow up will provide the organizations with updated information about the development, construction timeline, and available units will allow staff to answer any questions that have arisen and will allow staff to ensure that the organizations have an appropriate supply of materials. After initial rent-up is completed, these organizations are contacted at least annually.

*Oakbrook Corporation and this rental community adheres to local, state, and the federal Fair Housing Law (Title VIII of the Civil Rights Act of 1968, The Fair Housing Amendments Acts of 1988 and Section 504 of the Rehabilitation Act of 1973, all as amended), which stipulates that it is illegal to discriminate against any person on the basis of any federal, state or local protected class.*

**THIS IS AN EQUAL HOUSING OPPORTUNITY COMMUNITY**



## RESIDENT RELATIONS

1. The agent will use his best efforts at all times to maintain amicable relations with the residents of the development. It is important that departing residents think well of the development just as residents do during their residency. Fraternization with the residents is to be avoided and shall not be confused with amicable relations. The agent will maintain good faith communications with the residents, so that problems affecting the development and its residents may be avoided or solved on the basis of mutual self-interest.
2. The agent shall at all times during the term of the agreement operate and maintain the development according to the highest standards achievable. The agent shall secure full compliance by the residents with the terms and conditions of their respective leases.
3. Resident Orientation and Handbook: An orientation checklist will be distributed at move-in that contains information regarding the project and care of the unit. Rules and regulations will be explained to resident by site management staff. Resident will sign acknowledgment of such orientation procedures. The rent collection policy will be explained in full at the time of signing the Lease Agreement.
4. Grievance Procedure: Management intends that every effort will be made to generate a good working relationship with all residents. Should a resident wish to express dissatisfaction or bring a specific grievance concerning the work of site personnel that cannot be resolved by discussion with site management staff, the resident will be encouraged to notify the Area Manager. If both parties cannot reach a resolution, the problem would be taken to the Vice President-Operations at Oakbrook Corporation.

## APPLICATION, SCREENING AND SELECTION

Applicants for admission into the development must complete a written application. The application will enable the management agent to tentatively determine the applicants: eligibility, family size, household characteristics (elderly, students, etc.), annual income, and assets. A copy of the Resident Selection Plan outlining rental and certification procedures for this property is attached. Typically, the applicant will come to the site office for the lease signing. The applicant is not given his signed copy of the lease or the keys to the premises until he has paid a full month's rent and the security deposit. The keys are given to the resident after on the actual move-in date and not before.

At the time the lease is signed, site personnel will explain to the resident any lease provisions which are unclear. Mention will be made to not hesitate to call upon the Resident Manager about any problem that the resident may experience. Only an authorized agent for the owner is permitted to sign the lease for the development.

### Attachments:

Oakbrook Organizational Chart and Key Job Descriptions  
Reasonable Accommodation/Modification Policy  
Resident Selection Plan



# OAKBROOK CORPORATION

Oakbrook Corporation was formed in 1987 for the purpose of engaging in the management of apartment and office buildings, brokerage of commercial land and buildings and to provide real estate consulting services.

Since its inception, Oakbrook has grown steadily and consistently to become one of the largest real estate service companies in the state of Wisconsin. The principles upon which the company has been founded have provided a framework for this growth and success and are as firmly held today as ever.

**Michael L. Morey**  
**President**

Responsible for directing the residential, accounting and commercial activities of Oakbrook Corporation. Other activities include the financing, sale or acquisitions or managed properties and direct consulting assignments.

**Thomas G. Klein**  
**Senior Vice President**

**Residential**

Responsible for the residential management activities of Oakbrook Corporation. Duties include directing residential management and marketing, monitoring property performance and supervising senior property managers.

**Joseph M. Carpenter**  
**Chief Financial Officer**

**Treasurer**

Responsible for the accounting activities of Oakbrook Corporation. Duties include directing and supervising project and staff accountants that perform corporate, property and partnership financial accounting.

**Mark R. Winter**  
**Senior Vice President**

**Commercial**

Responsible for the commercial activities of Oakbrook Corporation. Duties include directing office leasing, management, marketing and supervising of commercial associates and property managers.

Oakbrook Corporation's commitment to excellence is the result of a collaborative effort of *more than 150 dedicated employees*. The following illustrates the scope of Oakbrook Corporation's employees.

Area & Regional Property Managers  
Project Accountants  
Property Managers  
Assistant Managers & Leasing Agents  
Maintenance Personnel  
Groundskeeping Staff

Construction Management  
Senior Real Estate Associates  
Corporate Administrative  
Corporate Accountants  
Computer Specialists  
Payroll and Human Resources  
Compliance Specialists



**QUALIFICATIONS:** To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

**EDUCATION and/or EXPERIENCE**

- High school diploma or GED and at least 4 years of supervisory experience in the property management field.
- Must have high level of interpersonal skills to handle tenant and employee situations. Position continually requires demonstrated poise, tact and diplomacy.
- Must be able to interact and communicate with individuals at all levels of the organization as well as the public.
- Must be able to physically inspect property.
- Must have knowledge of computer software applications in word processing, spreadsheets, database and presentation software (MSWord, Excel).

**LANGUAGE SKILLS**

- Must be fluent in English
- Must have strong oral and written communication skills.

**MATHEMATICAL SKILLS**

- Basic math skills

**SUPERVISORY RESPONSIBILITIES:** Position will directly supervise all property staff.

**CONTACTS:** Position has frequent contact with tenants, vendors, contractors, supervisors, property staff and the general public.

**Disclaimer**

The above information on this description has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities and qualifications required of employees assigned to this job.

---

Employee's Signature

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Date

## **Key Attributes – Property Manager**

Each employee will be evaluated on an annual basis. Your performance evaluation rating will be based on the level of performance in the following key areas:

- 1. Job Knowledge**
  - a) Knowledge of the property's position in the marketplace and its competitors
  - b) Ability to understand basic accounting functions, evaluate cost of operating expenses, and capital expenditures associated with the property
  - c) Knowledge of property management operations to include administrative, physical asset, maintenance and budgetary responsibilities
  - d) Knowledgeable of contract bidding.
- 2. Communications**
  - a) Communicate goals and policies to staff and vendors.
  - b) Communicate staff matters to Area/Regional Manager.
  - c) Communicate and cooperate with corporate accounting and compliance department.
- 3. Quality of Work**
  - a) Ensure resident satisfaction through annual surveys and other feedback.
  - b) Monitor/inspect administrative and maintenance work flow
  - c) Accurate completion of required work assignments in compliance with Oakbrook operations manuals.
  - d) Approve and process invoices.
  - e) Enforce high maintenance standards and cleanliness in common areas, apartment units and grounds.
- 4. Quantity of Work**
  - a) Timely completion of required work assignments in compliance with applicable Oakbrook operations manuals (Operating, Accounting, and Financing Program Manuals).
  - b) Capital expenditures completed as scheduled and budgeted.
  - c) Code and submit invoices in a timely manner.
  - d) Complete leases, renewals, addendums and recertifications (if applicable) in a timely fashion.
- 5. Dependability**
  - a) Regular and predictable attendance
  - b) Complete assigned projects per property management calendar deadlines or supervisor's deadline.
  - c) Complete any projects assigned by the Area/Regional Manager
- 6. Interpersonal Skills**
  - a) Work harmoniously with staff, residents, vendors, other Oakbrook employees, and general public.
  - b) Resolve personnel issues at site level, as much as possible, using HR and supervisor as additional resources.



**7. Initiative**

- a) Requires little direction from Area/Regional Manager.
- b) Looks for more efficient and cost effective methods to manage the property.
- c) Assumes additional responsibilities when necessary or requested.
- d) Self motivated, works well as an individual and leads team on group projects.

**8. Adaptability**

- a) Prioritize workload and adjust daily schedule due to conditions in the office or on the property.
- b) Able to interact with a variety of individuals (building owners, housing agencies, staff, vendors, and residents)

**9. Planning and Organization**

- a) Forecast income and expenses for the property.
- b) Anticipate changes in the occupancy of the building and changes in the market.
- c) Establish property goals and priorities.
- d) Monitor expenses, adjust plan to meet Net Operating Income goals.
- e) Establish priorities and schedules for maintenance/leasing staff.
- f) Establish lease renewal system to include recertification process(if applicable).

**10. Leadership**

- a) Ability to guide, direct and motivate staff.
- b) Mentor staff and serve as a role model.
- c) Implement or present new and innovative ideas for marketing or maintaining the property
- d) Encourage leasing and maintenance staff to make suggestions.
- e) Implement and oversee resident retention plan

**Oakbrook Corporation**  
**Job Description**

<b>Job Title:</b>	Maintenance Technician	<b>Department:</b>	Residential
<b>Reports To:</b>	Property Manager	<b>FLSA Status:</b>	Non-Exempt
<b>Prepared Date:</b>	January 2003		

**SUMMARY:**

The Maintenance Technician is responsible for maintaining efficient and effective operations of the physical property including mechanical systems, structures (interior and exterior), grounds, and housekeeping.

**ESSENTIAL DUTIES AND RESPONSIBILITIES:** include the following. Other duties may be assigned.

- Complete work requests as needed and within 24 hours of receipt whenever possible.
- Ensure that all vacant apartments are ready for occupancy.
- Follow all maintenance procedures as outlined in the onsite operations and maintenance manuals.
- Keep maintenance shop and storage area clean and organized.
- Maintain grounds care and housekeeping as needed.
- Report accidents and emergency or dangerous situations to the Maintenance Supervisor immediately.
- Comply with all Oakbrook Corporation personnel directives as outlined in the operations manuals and personnel manual.
- Snow removal and salting of drives and walkways.
- Paint and provide routine maintenance on vacant apartments.
- Complies with on-call rotation schedule.
- Comply with all Fair Housing guidelines.
- Regular and predictable attendance.

**QUALIFICATIONS:** To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

**EDUCATION and/or EXPERIENCE**

- High school diploma or GED; one or more years of experience in property maintenance or related field.
- Must have high level of interpersonal skills due to frequent interaction with tenants, contractors, etc. Position continually requires demonstrated poise, tact and diplomacy.
- Must be able to work independently with minimum supervision.
- Physically able to bend, stoop, climb, and reach.
- Must be able to lift, push, pull, and move a minimum of 50 pounds.
- Must have a valid driver's license.

**LANGUAGE SKILLS:**

- Must be fluent in English
- Must have strong oral and written communication skills.

**MATHEMATICAL SKILLS:**

- Basic math skills

**SUPERVISORY RESPONSIBILITIES:** None.

**CONTACTS:** Position has frequent contact with tenants, contractors, vendors, co-workers, supervisors, and the general public.

**Disclaimer**

The above information on this description has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities and qualifications required of employees assigned to this job.

---

\_\_\_\_\_  
Employee's Signature

\_\_\_\_\_  
Date

## **Key Attributes – Maintenance Technician**

Each employee will be evaluated on an annual basis. Your performance evaluation rating will be based on the level of performance in the following key areas:

1. **Job Knowledge**
  - a) Knowledge of the mechanical operations and maintenance systems of assigned property(ies).
  - b) Knowledge of electrical, plumbing, appliances, HVAC, construction and carpentry.
  - c) Knowledge of vendors and resources for parts and service.
  - d) CPO- Certified Pool Operator Certificate if applicable.
2. **Communications**
  - a) Professional communication with residents, contractors and fellow staff.
  - b) Communication with supervisor regarding:
    - a. Status of completed work orders
    - b. Status of uncompleted work orders due to technical issues
  - c) Communication with fellow maintenance technicians regarding:
    - a. Willingness to be a team player and part of the big picture
    - b. Assistance with technical issues when other's expertise is needed.
3. **Quality of Work**
  - a) Make repairs and maintain all equipment according to the manufacturer's recommendations.
  - b) Ensures all maintenance issues are resolved.
  - c) Ensures preventative maintenance schedule is followed.
4. **Quantity of Work**
  - a) Ensures work requests completed in 24 hours.
  - b) Efficient work techniques developed and applied.
5. **Dependability**
  - a) Regular and predictable attendance.
  - b) Complete any projects assigned by Supervisor.
  - c) Respond to any on-call emergencies when scheduled.
6. **Interpersonal Skills**
  - a) Maintain good working relationships with vendors.
  - b) Represent Oakbrook Corporation in a professional manner.
  - c) Maintain good working relationships with coworkers, and supervision.

7. **Initiative**
  - a) Look for more efficient and cost effective maintenance strategies
  - b) Needs little direction from Commercial Maintenance Supervisor.
  - c) Assumes additional responsibility when asked or needed.
  
8. **Adaptability**
  - a) Must be prepared to adjust daily schedule due to maintenance emergencies
  - b) Must be able to interact with wide variety of individuals, i.e.: tenants and vendors.
  
9. **Planning and Organization**
  - a) Walk entire property once a day and advise supervisor of issues.
  - b) Maintain storage and shops in an organized manner.
  
10. **Leadership**
  - a) Present new and innovative ideas.
  - b) Takes initiative in completing tasks that are unassigned.



## REASONABLE ACCOMMODATION/MODIFICATION REQUESTS

Policy (Effective November 2000)

In the event that an accommodation or modification is requested, the applicant or resident should complete the attached "Request for a Reasonable Accommodation" form and return it to the management office. If the applicant/resident is unable to complete the form, the form may be completed by a designated representative or by the property manager. Upon receipt of the Request, management should email a copy of the Request (and certification of need, if applicable) to [kedwards@oakbrookcorp.com](mailto:kedwards@oakbrookcorp.com), within three (3) business days. If the request is deemed reasonable; does not create an undue administrative/financial burden; does not change the fundamental nature of our property (including any project financing requirements), we will make every effort to accommodate the requested changes. The costs of the accommodation/modification are born by the tenant, if property is not federally subsidized (HUD/Rural Development). Tax credit properties are not considered federally subsidized.

In certain cases, we may request confirmation that need for the accommodation/modification is medically necessary; however we will not inquire as to the nature and/or severity of any disability. All requests will be responded to within 30-days of receipt.

The designated Oakbrook Section 504 Coordinator is Thomas G. Klein, Senior Vice President.

Attachment: Request for a Reasonable Accommodation



**REQUEST FOR A REASONABLE ACCOMMODATION/MODIFICATION**

If you need:

- A change in our policies or procedures
- A repair or change in your apartment
- A repair or change to another part of the property
- A change in the way we communicate with you

because of a disability, you may use this form to request this change, which we call a "reasonable accommodation."

If your request is reasonable, if it does not create undue administrative and financial burden for the property, and if it does not change the fundamental nature of our program, we will try to make change(s) you require. The costs of the accommodation/modification are born by the tenant, if property is not federally subsidized (HUD/Rural Development). Tax credit properties are not federally subsidized.

We will make a decision within thirty (30) days, unless you agree to an extension of time. We will notify you if we need additional information, verification of need, or if we need to discuss other ways of meeting your needs. Should your request be denied, we will explain our decision in writing and allow an appeal, if you determine necessary.

**Please provide me with the following reasonable accommodation (if additional space is needed, please attach a separate sheet):**

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*(Please attach a copy of a certification of need from a healthcare provider or other individual who can confirm the necessity of this accommodation/modification.)*

**Property Name:** \_\_\_\_\_ **Apartment Number:** \_\_\_\_\_

**Tenant/Applicant Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## RESIDENT SELECTION PLAN-FAMILY

This property is an apartment community for low-to-moderate income families. This property subscribes to the following procedures for qualifying applicants for occupancy.

### Equal Housing Opportunity

Oakbrook Corporation and this rental community adhere to local, state, and the federal Fair Housing Law (Title VIII of the Civil Rights Act of 1968, The Fair Housing Amendments Acts of 1988 and Section 504 of the Rehabilitation Act of 1973, all as amended), which stipulates that it is illegal to discriminate against any person on the basis of race, color, creed, religion, sex, national origin, marital status, status with regard to receipt of public assistance, disability, and familial status.

### **THIS IS AN EQUAL HOUSING OPPORTUNITY COMMUNITY**

### Age and Occupancy Standards

Occupancy standards for this development are no more than 2 people per bedroom. Exceptions may be made on non-senior properties for minors under the age of 2 years old. There is no minimum occupancy standard, unless required due to financing.

### Income Requirements

Income requirements at this development are prescribed by the Low Income Housing Tax Credit Program ("the Program") outlined in Section 42 of the Internal Revenue Code ("Section 42"). Income limits are issued and annually updated by the Department of Housing and Urban Development for each state by county and/or metropolitan statistical area according to family size. (Refer to Attachment A of this document for the current income limits for this development.) The applicant must demonstrate a financial ability to pay the monthly contribution toward rent, meaning a household may not pay more than 45% of their gross monthly income toward rent. Adjustments to this policy may be made by management depending upon a household's total assets.

### Resident Selection Procedures

The following procedures are the established resident selection criteria used by management to determine applicant eligibility:

- A. A formal application form must be completed by all applicants, including a Release of Information Consent Form.
- B. A consumer credit report will be prepared by a credit-reporting agency that will reflect past and present credit history and criminal background search will be completed.
- C. Household income qualification and Program eligibility will be determined in accordance with Program regulations.
- D. Contact will be made with present and past landlords to determine rental history.



### **Occupancy Preferences**

Preference for occupancy will be given to households desiring as follows:

- A. Preference will be given on a first come first serve basis for all units. The appropriate earnest money deposit and application fee (if applicable) must accompany each rental applications in order to be processed. Apartments will not be held for more than 48 hours without the application and earnest money deposit. If the application is accepted, the earnest money will be put toward the security deposit balance. If the application is rejected, the earnest money will be returned to the applicant. The application fee (if applicable) is non-refundable 48 hours after the application and fee are submitted to management for processing. This fee is used by management to cover costs of processing applications and running credit and criminal history reports, etc.
- B. In accordance with Section 504 of the Rehabilitation Act of 1973, accessible units are allocated using a special priority approach. When accessible units become available, the housing provider will offer the units in the following order:
  1. To current residents who would benefit from the available unit's accessibility features, but whose current unit does not have such features.
  2. To eligible and qualified households on the waiting list with disabilities who would benefit from the available unit's accessibility features.
  3. To other eligible and qualified households on the waiting list (i.e., without disabilities) who may desire the unit, however management may require the household to agree, in writing, to transfer to a non-accessible unit at the owner's request. The request will only be made if an accessible unit is not available to a person who requires the unit's features.

When an accessible unit becomes available, households that need (and currently do not have) the accessibility features assume a position at the top of the waiting list.

### **Unit-Transfers**

All requests for unit-transfers must be in writing and will be processed in the order received. Unit-transfers may be requested after completion of the initial lease term and all lease obligations have been fulfilled (e.g., there are outstanding issues such as unpaid rent, late charges, damages beyond normal wear and tear, significant violations of the lease or House Rules, etc.). It is management's policy to alternate the preference between current residents (without "reasonable accommodations") requiring transfers and new move-in residents on the waiting list. If a resident desires to transfer to another unit in the development, management will re-verify that the household will continue to be Program eligible and income qualified in accordance with Section 42, prior to the unit-transfer.

### **Rental Application**

The rental application for an apartment is designed to give management enough information to determine Program eligibility. Completion of the rental application by a household does not mean the applicant has been approved for occupancy. Approval for occupancy is determined only after all information on the application is verified through the certification process.

### **Selection Criteria/Certification Process**

In addition to verifying whether a household is income qualified and Program eligible, management will use various criteria in determining the acceptability of all applicants. An application may be rejected based on one or more of the following criteria.

- A. **Insufficient/Inaccurate Information on Application.**  
If management determines that the applicant has not fully cooperated in all aspects of the application process, is ineligible or if it is determined that the applicant has falsified information, it is cause for immediate rejection of the application.
- B. **Credit and Financial Standing**
1. Management will consider whether all applicants have a satisfactory history of meeting financial obligations, (including timely payment of rent, outstanding judgments or a history of late payments of bills). If management rejects an application based upon the credit report, the applicant will be provided with the name of the credit-reporting agency that performed the credit check. Management will not disclose the specifics of any information reported by the credit bureau. Applicants will be given the opportunity to correct or clear the adverse credit.
  2. The inability to verify credit references is a factor for rejection of an application. Consideration may be given to special circumstances in which credit has not been established.
- C. **History of Residency**  
Management will consider whether the applicant or any other person who will be living in the unit, has a history of physical violence to persons or property, or has exhibited living habits at prior residences that could adversely affect the health, safety, and quiet enjoyment of other residents at the rental community. Management will consider all circumstance regarding this type of activity as well as the period during which it occurred. Management will verify and document housing references for each applicant.
- D. **Other Reasons for Rejection (unless prohibited by local, state or federal law) include, but are not limited to:**
1. A household member's conviction record (see Attachment B);
  2. Anyone who will live in the apartment who is currently engaged in the use of illegal drugs. (Management will not discriminate against qualified applicants who are former drug users or who have undergone drug or chemical sensitivity treatment. (see Attachment B);
  3. Rent delinquency;
  4. Poor landlord reference(s);
  5. False, inaccurate or missing information on the rental application and other related documentation;
  6. Refusal to accept the lease provisions (rules and regulations, occupancy standards, amount of rent, the unit must be the primary place of residency, etc.) or the Program requirements.

### **Pet Policy**

There are no pets permitted at this development. Service animals as defined in Section 504 of the Rehabilitation Act of 1973, 42 USC Part 12100 (1990) and the Fair Housing Amendments Act, 42 USC Sect. 3604 (1988) and 24 CFR Sect. 100.204 (1989), are permitted under Oakbrook's Reasonable Accommodation/Modification policy. Confirmation of the need for an accommodation/modification may be required from the applicant/resident.

### **Application Approvals**

If management approves an application, the applicant will be notified by phone or in writing of their acceptance. The applicant shall have two calendar working days from initial notification to accept the apartment. If the applicant does not respond within two (2) working days of the

notification, management reserves the right to cancel the application and remove the applicant from the waiting list. It is the applicant's responsibility to notify management of changes of address and phone numbers.

### **Application Rejections**

If management rejects an application, a formal letter of rejection will be sent to the applicant at the address shown on the application unless otherwise notified. If the cause for rejection is due to an unfavorable credit history, the applicant will be notified of the credit reporting service, their address and telephone number for direct contact with the service. If it can be verified that the credit report is in error, the application will be re-processed, and, if accepted, the application will be prioritized according to the original application date. Management may not discuss specific credit report information with the applicant.

### **Short Term Lease Policy (offered at management's discretion)**

This property may impose a short term lease fee policy for leases under 9 months, which will require pre-approval from the Area or Regional Manager. A short term lease fee up to \$200/month may apply. Short term leases will not be allowed to expire during the fall through winter months of October through April. On all Section 42 apartments, the initial minimum lease term available is six months. The lease dates must constitute a full six month term (a move-in on the 30<sup>th</sup> of a month does not equate to a full month's occupancy). Short term leases may not be eligible for rent specials. All short term leases will require a sixty (60) day notice to vacate.

### **Screening Criteria**

This property uses a scoring model to screen credit reports.

- Scores over 170 may be approved.
- Scores between 120 and 169 may be approved with conditions, such as a security deposit of a full month rent or approved co-signer.
- Scores 119 and below may be rejected.

Screening and Scoring criteria are subject to change.

Attachment A: Current Income Limits

Attachment B: Criminal History, Screening Criteria, Release Form



Attachment B  
**SCREENING CRITERIA & RELEASE FORM**

**CREDIT REPORT SCREENING:**

This property uses a scoring model to screen credit reports.

- Scores over 170 may be approved.
- Scores between 120 and 169 may be approved with conditions, such as a security deposit of a full month rent or approved co-signer.
- Scores 119 and below may be rejected.

Exceptions may be made for special conditions, such as medical collections, government rental assistance, Representative Payee, or applicants without credit history.

**LANDLORD HISTORY:**

The previous two (2) years of housing may be verified and documented for each applicant. This includes housing for applicants who were previously homeless or lived with parents/guardians. Management's inability to verify past residency may be grounds for denial. If previous rental history and credit history has not been established, denial or a co-signer may be required.

**FALSIFICATION OF INFORMATION:**

Any falsification of information listed on the application will be grounds for denial.

**CRIMINAL CONVICTIONS:**

A criminal history report will be run on all applicants. Management will consider all household member(s)' criminal conviction records (within the bounds of local, state and federal laws) as part of our resident selection criteria. Management will deny applicants having previous felony convictions or history of misdemeanors, etc., to the extent of the law. Management will deny applicants subject to local, state or federal sex offender registry requirements.

**SIGNATURE CLAUSE:**

I have read and understand the above-mentioned criteria. I authorize investigation of all statements contained in this application for residency as necessary. I agree that this signed release of information may be photocopied at the discretion of Oakbrook Corporation (Agent for Owner) and should be considered as valid as the original. I authorize the owner, its subsidiaries, and its agents to investigate my credit worthiness through any credit bureau or other reasonable means. I further authorize investigation of my criminal background/history. This release for information will expire thirteen (13) months from the date of signature.

**Each applicant 18 years of age and older must sign and date below.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



**RENTAL HOUSING DEVELOPMENT BUDGET**

white space indicates data entry

PROJECT:

Tennyson Lane-Madison

NUMBER OF UNITS:

72

TOTAL COST PER UNIT:

163,118

DRAFT

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
<b>ACQUISITION</b>								
Build Acquisition		0.00%	0				0	
Land Acquisition	610,000	5.19%			610,000			
<b>SITE IMPROVEMENTS</b>								
Demolition	400,000	3.41%	400,000			400,000	400,000	400,000
On-Site Imp.	175,000	1.49%	175,000				175,000	175,000
Off-Site Imp.		0.00%			0			
<b>CONSTRUCTION</b>								
Rehabilitation		0.00%	0			0	0	0
New Construction	7,380,000	62.84%	7,380,000				7,380,000	7,380,000
Contingency	369,000	3.14%	369,000			369,000	369,000	369,000
Tap & Impact Fees	180,000	1.53%	180,000			180,000	180,000	180,000
Relocation Assist		0.00%	0			0	0	0
Furnishings	65,000	0.55%	65,000				65,000	65,000
Contractor Fees		0.00%	0			0	0	0
<b>PROFESSIONAL FEES</b>								
Survey (inc. below)		0.00%	0			0	0	0
Architect & Engineer	185,000	1.58%	185,000			185,000	185,000	185,000
Real Estate Attorney & GP Legal	75,000	0.64%	75,000			75,000	75,000	75,000
Consultant	50,000	0.43%	50,000			50,000	50,000	50,000
Tax Opinion		0.00%			0			
Developer Fee	1,180,000	10.05%	1,180,000			1,180,000	1,180,000	1,180,000
Market Study	6,000	0.05%	6,000			6,000	6,000	6,000
Environmental & Soils	45,000	0.38%	45,000			45,000	45,000	45,000
Cost Certification & Accounting Fees	20,000	0.17%	20,000			20,000	20,000	20,000
Capital Needs Assess.		0.00%	0			0	0	0
<b>CONSTRUCTION FINANCE</b>								
Constr. Loan Interest	275,000	2.34%	275,000			275,000	275,000	275,000
Constr. Loan Fee	85,000	0.72%	85,000			85,000	85,000	85,000
Constr. Insurance		0.00%	0			0	0	0
Appraisal	4,500	0.04%	4,500			4,500	4,500	4,500
Title and Recording	15,000	0.13%	15,000			15,000	15,000	15,000
Other		0.00%	0			0	0	0
<b>PERMANENT FINANCE</b>								
Perm. Loan Fee		0.00%		0				
Perm. Origination		0.00%		0				
Title and Recording		0.00%		0				
Other		0.00%		0				
<b>SOFT COSTS</b>								
Tax Credit Appl. Fee	30,000	0.26%			30,000			
Tax Credit Mon. Fee		0.00%			0			
Marketing Expense	25,000	0.21%		25,000				
Organizational Exp.		0.00%		0				
Constr. Insurance	20,000	0.17%	20,000			20,000	20,000	20,000
Property Taxes	5,000	0.04%	5,000			5,000	5,000	5,000
Syndication Expense	50,000	0.43%			50,000			
Rentup Expense		0.00%			0			
Relocation		0.00%	0				0	0
Other	30,000	0.26%						
<b>RESERVES</b>								
Rentup Reserve	150,000	1.28%			150,000			
Operating Reserve (6.0 mos)	315,000	2.68%			315,000			
Other		0.00%			0			
<b>DEVELOPMENT COST</b>	<b>11,744,500</b>	<b>100.00%</b>	<b>10,534,500</b>	<b>25,000</b>	<b>1,155,000</b>	<b>2,914,500</b>	<b>10,534,500</b>	<b>10,534,500</b>



RENT AND EXPENSE ASSUMPTIONS

RESIDENTIAL RENTS

Unit Type	# Units	Mo. Rent	Ann. Rent
1 bedroom (30%)	3	405.00	14,580
1 bedroom (40%)	2	555.00	13,320
1 bedroom (50%)	4	705.00	33,840
1 bedroom (60%)	10	860.00	103,200
1 bedroom (market)	0	950.00	0
2 bedroom (30%)	3	485.00	17,460
2 bedroom (40%)	4	665.00	31,920
2 bedroom (50%)	11	850.00	112,200
2 bedroom (60%)	16	995.00	191,040
2 bedroom (market)	0	1,150.00	0
3 bedroom (50%)	19	975.00	222,300
<b>TOTAL</b>	<b>72</b>		<b>739,860</b>

RESIDENTIAL ASSUMPTIONS	Percent
Rent Inc./Year	2.00%
Op Cost Inc./Year	3.00%
Reserves Inc./Year	0.00%
Vac. Year 1	7%
Vac. Year 2	7%
Vac. Year 3 & Future	7%

COMMERCIAL RENTS

Description	Leaseable SF	\$/SF/Year	Annual Rent
	0	0.00	0
	0	0.00	0
	0	0.00	0
<b>Total Commercial</b>	<b>0</b>		<b>0</b>

	Leaseable SF	\$/SF/Year	Ten. Cont.
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
<b>TOTAL TENANT CONTRIBUTIONS</b>	<b>0</b>		<b>0</b>

COMMERCIAL ASSUMPTIONS	Percent
Rent Inc./Year	0.00%
Op. Cost Inc./Year	0.00%
Reserves Inc./Year	0.00%
Vac. Year 1	0%
Vac. Year 2	0%
Vac. Year 3 & Future	0%
Other Income Increase	3%
Weighted Op. Exp.	3%

TOTAL INCOME	
Residential Income	739,860
Commercial Income	0
Tenant Contributions	0
Other Income	10,000
<b>TOTAL INCOME</b>	<b>749,860</b>

OPERATING EXPENSES	TOTAL	Per Unit	
Management Fee	349,200	4,850	50.1% Percent of EGI
Advertise/Market		0	
Legal		0	
Administrative		0	
Utilities		0	
Trash		0	
Maintenance/Repairs		0	
Grounds		0	
Real Estate Property Tax		0	
Insurance		0	
Other		0	
<b>Total Operating Expenses</b>	<b>349,200</b>	<b>4,850</b>	<b>46.57% Percent of Revenue</b>
Replacement Reserves	21,600	300	
Other	0	0	
<b>Total Operating Exp. and Reserves</b>	<b>370,800</b>	<b>5,150</b>	<b>49.45% Percent of Revenue</b>

**PRO FORMA** (page 2 of 5)  
**PRE-TAX CASH FLOW**

REVENUES	YEAR	1	2	3	4	5
<b>Gross Residential Rent</b>		739,860	754,657	769,750	785,145	800,848
+Other Income		10,000	10,300	10,609	10,927	11,255
- Residential Vacancy		<u>52,490</u>	<u>53,547</u>	<u>54,625</u>	<u>55,725</u>	<u>56,847</u>
<b>= Residential Income</b>		687,370	701,110	715,125	729,420	744,001
<b>Gross Commercial Rent</b>		0	0	0	0	0
+ Tenant Contributions		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
= Commercial Rent		0	0	0	0	0
- Commercial Vacancy		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>=Commercial Income</b>		0	0	0	0	0
<b>= Effective Gross Income</b>		697,370	711,410	725,734	740,348	755,256
<b>Operating Expenses</b>						
Management Fees		349,200	359,676	370,466	381,580	393,028
Advertise/Market		0	0	0	0	0
Legal/Administrative		0	0	0	0	0
Utilities and Trash		0	0	0	0	0
Maintenance/Repairs and Grounds		0	0	0	0	0
Real Estate Property Tax		0	0	0	0	0
Insurance		0	0	0	0	0
Other		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>= Total Operating Expenses</b>		349,200	359,676	370,466	381,580	393,028
- Transfer to Reserves		21,600	21,600	21,600	21,600	21,600
- Other Expenses		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>= Net Operating Income</b>		326,570	330,134	333,668	337,167	340,628
- Debt Service (p+i) bank		272,141	272,141	272,141	272,141	272,141
- Other Debt Service (p+i)		0	0	0	0	0
- Interest Only Loan Payments		0	0	0	0	0
- Debt Service - Deferred Loans		0	0	0	0	0
- Debt Service (p+i) Developer		0	0	0	0	0
- Debt Service -CF Loan		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>= Cash Flow</b>		54,428	57,993	61,526	65,026	68,487
- Partnership Management Fees						
- Incentive Management Fees						
<b>= Cash Flow Available for Distribution</b>		54,428	57,993	61,526	65,026	68,487
Debt Coverage Ratio-Bank Loan		1.20	1.21	1.23	1.24	1.25

**PRO FORMA** (page 2 of 5)

**PRE-TAX CASH FLOW**

REVENUES	YEAR	6	7	8	9	10
<b>Gross Residential Rent</b>		816,865	833,203	849,867	866,864	884,201
+Other Income		11,593	11,941	12,299	12,668	13,048
- Residential Vacancy		<u>57,992</u>	<u>59,160</u>	<u>60,352</u>	<u>61,567</u>	<u>62,807</u>
<b>= Residential Income</b>		758,873	774,043	789,515	805,297	821,394
<b>Gross Commercial Rent</b>		0	0	0	0	0
+ Tenant Contributions		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
= Commercial Rent		0	0	0	0	0
- Commercial Vacancy		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>=Commercial Income</b>		0	0	0	0	0
<b>= Effective Gross Income</b>		770,466	785,983	801,814	817,964	834,441
<b>Operating Expenses</b>						
Management Fees		404,819	416,963	429,472	442,356	455,627
Advertise/Market		0	0	0	0	0
Legal/Administrative		0	0	0	0	0
Utilities and Trash		0	0	0	0	0
Maintenance/Repairs and Grounds		0	0	0	0	0
Real Estate Property Tax		0	0	0	0	0
Insurance		0	0	0	0	0
Other		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>= Total Operating Expenses</b>		404,819	416,963	429,472	442,356	455,627
- Transfer to Reserves		21,600	21,600	21,600	21,600	21,600
- Other Expenses		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>= Net Operating Income</b>		344,047	347,420	350,742	354,008	357,215
- Debt Service (p+i) bank		272,141	272,141	272,141	272,141	272,141
- Other Debt Service (p+i)		0	0	0	0	0
- Interest Only Loan Payments		0	0	0	0	0
- Debt Service - Deferred Loans		0	0	0	0	0
- Debt Service (p+i) Developer		0	0	0	0	0
- Debt Service -CF Loan		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>= Cash Flow</b>		71,906	75,278	78,600	81,867	85,073
- Partnership Management Fees						
- Incentive Management Fees						
<b>= Cash Flow Available for Distribution</b>		71,906	75,278	78,600	81,867	85,073
Debt Coverage Ratio-Bank Loan		1.26	1.28	1.29	1.30	1.31



**PRO FORMA** (page 2 of 5)

**PRE-TAX CASH FLOW**

REVENUES	YEAR	11	12	13	14	15
<b>Gross Residential Rent</b>		901,885	919,923	938,321	957,088	976,230
+Other Income		13,439	13,842	14,258	14,685	15,126
- Residential Vacancy		64,073	65,364	66,681	68,024	69,395
<b>= Residential Income</b>		837,813	854,559	871,641	889,064	906,835
<b>Gross Commercial Rent</b>		0	0	0	0	0
+ Tenant Contributions		0	0	0	0	0
= Commercial Rent		0	0	0	0	0
- Commercial Vacancy		0	0	0	0	0
<b>=Commercial Income</b>		0	0	0	0	0
<b>= Effective Gross Income</b>		851,252	868,402	885,898	903,749	921,961
<b>Operating Expenses</b>						
Management Fees		469,296	483,374	497,876	512,812	528,196
Advertise/Market		0	0	0	0	0
Legal/Administrative		0	0	0	0	0
Utilities and Trash		0	0	0	0	0
Maintenance/Repairs and Grounds		0	0	0	0	0
Real Estate Property Tax		0	0	0	0	0
Insurance		0	0	0	0	0
Other		0	0	0	0	0
<b>= Total Operating Expenses</b>		469,296	483,374	497,876	512,812	528,196
- Transfer to Reserves		21,600	21,600	21,600	21,600	21,600
- Other Expenses		0	0	0	0	0
<b>= Net Operating Income</b>		360,356	363,427	366,423	369,337	372,164
- Debt Service (p+i) bank		272,141	272,141	272,141	272,141	272,141
- Other Debt Service (p+i)		0	0	0	0	0
- Interest Only Loan Payments		0	0	0	0	0
- Debt Service - Deferred Loans		0	0	0	0	0
- Debt Service (p+i) Developer		0	0	0	0	0
- Debt Service -CF Loan		0	0	0	0	0
<b>= Cash Flow</b>		88,215	91,286	94,281	97,196	100,023
- Partnership Management Fees						
- Incentive Management Fees						
<b>= Cash Flow Available for Distribution</b>		88,215	91,286	94,281	97,196	100,023
<b>Debt Coverage Ratio-Bank Loan</b>		1.32	1.34	1.35	1.36	1.37

**TAX & APPRECIATION BENEFITS**

white space indicates data entry

Tennyson Lane-Madison

LIHTC	Acquisition and Rehab.	Tax Exempt Bond	Rehab./New No Acq.
Rehab./New Construction	10,534,500	10,534,500	10,534,500
- % Commercial	0	0	0
- RTC (Housing only)	0	0	0
- Grants	0	0	0
= Rehab/Const. Basis	10,534,500	10,534,500	10,534,500
x Credit Rate	7.55%	3.16%	7.55%
x Bonus Area	130%	130%	130%
= Annual Rehab/Const Credit	1,033,961	432,757	1,033,961
Acquisition	0	0	
x Credit Rate	3.16%	3.16%	
= Annual Acq. Credit	0	0	
Annual Credit	1,033,961	432,757	1,033,961
x % Low Income	100%	100%	100%
Amount of Credit/Year	1,033,961	432,757	1,033,961

<b>Annual LIHTC (Requested)</b>	<b>814,900</b>	Maximum Allocation per WHEDA QAP -\$850,000
<b>Annual LIHTC (@&lt;\$11,000)</b>	<b>814,900</b>	Weighted Credit Usage Allowed to Meet "\$11,000 or less" Criteria
<b>10 Year LIHTC Tax Credit</b>	<b>8,149,000</b>	
<b>Equity</b>	<b>6,926,650</b>	
x % Ownership	99.99%	
Partnership Equity	6,925,957	
<b>TOTAL EQUITY LIHTC</b>	<b>6,925,957</b>	

**SOURCES OF FUNDS**

Tennyson Lane-Madison

white

**PROJECT ASSUMPTIONS**

% Commercial	0.00%
Anticipated Year of Sale	0
Cap Rate at Sale	10.00%
Cost of Sale	0%
Tax Rate at Sale	35%

**LIHTC ASSUMPTIONS**

Project Type (1=acq/rehab, 2=bond, 3=new constr.)	3
LIHTC Occupancy Percentage	100%
Bldg. Acquisition Eligible 1=yes, 0=no	3

**INVESTMENT ASSUMPTIONS**

Investor Tax Rate	38%
Investor Ownership	99.99%
Basis for Equity (1=Sale Rate, 2=IRR, 3=\$Amt.)	1
1. LIHTC Sale Rate	\$0.85
2. Expected Internal Rate of Return (IRR)	0.00%
3. Equity Investment Committed	\$0

**HISTORIC REHAB. ASSUMPTIONS**

Historic Rehabilitation 1=yes, 0=no	0
Historic RTC Equity Rate	\$0.00

LIHTC 4% Rate	3.16%
LIHTC 9% Rate	7.55%
LIHTC Bonus Area 1=yes, 0=no	0

**EQUITY ATTRACTED**

Equity Attracted Based on Sale Rate	\$6,925,957
Equity Attracted Based on IRR	\$0
Equity Attracted Based on Dollar Amount	\$0

**DEBT ATTRACTION CALCULATION**

	Requirements	Loan Amt.
Debt Coverage Ratio	1.20	\$3,587,977
Loan to Value Ratio	0%	\$0
Capitalization Rate	0.00%	
Stabilized NOI	\$326,570	
Fair Market Value	\$0	
Loan Amount, 1=\$Amt., 2=DCR, 3=DCR and LVR	2	
Bank Loan Committed	\$0	
Loan Amount Based on DCR	\$3,587,977	
Loan Amount Based on DCR and LVR	\$0	

**PROPOSED PERMANENT FINANCING**

	Amount	Rate	Amortization	Term	Pymts. Begin	Source
BANK	3,587,977	6.50%	30	17		
Amortizing Loan	0	0.00%	0	0		
Amortizing Loan	0	0.00%	0	0		
Interest Only Loan	0	0.00%		0	0	
Interest Only Loan	0	0.00%		0	0	
Deferred Loan	0	0.00%	0	0	1	
Deferred Loan	0	0.00%	0	0	1	
Developer Loan	0	0.00%	0	0	1	
Cash Flow Loan	0	0.00%	0	0	40.00%	% of CF
<b>TOTAL LOANS</b>	<b>3,587,977</b>					
Grant - Non Basis*	350,000					
Grant - Other	0					
<b>TOTAL GRANTS</b>	<b>350,000</b>					
EQUITY	6,926,650					
<b>TOTAL SOURCES</b>	<b>10,864,627</b>					

\* Potential TIF per city

TOTAL DEV. COST	11,744,500
- TOTAL SOURCES	10,864,627
GAP	879,873