

Deal Summary				
Development Name	Truax Park Development Phase 2			
Description	New Construction, PH Replacement & Supportive Housing			
Address	1601 Wright Street			
Legal Description	TBD			
Ownership	Truax Park Development, Phase 2, LLC			
Managing Member	CDA			
Investor	US Bank CDC (LOI)			
Program				
Total Units	48		Underground Parking	# TBD
One Bedroom/One Bath	16	ACC	Surface Parking	#TBD
Two Bedroom	0	ACC	Residential Sq Ft.	TBD
Three Bedroom/1.5 Baths	16	ACC	Office Space	Yes
Four Bedroom/2 Baths	4	ACC	Maintenance Space	Yes
Five Bedroom/Two Baths	4	ACC	Storage Units	Yes
One Bedroom Supportive	8	PBV		
9/1/13				
Sources		Preliminary	Revised	
LIHTC Equity		\$6,600,000	\$7,098,000	
FHLB AHP		\$280,000	\$288,000	
City GO		\$460,000	\$459,000	
AHTF Loan		\$275,000	\$0	
Home Funds		\$280,000	\$280,000	
Land Lease		\$40,000	\$40,000	
CDA/HUD Funds		\$112,000	\$0	
Total		\$8,047,000	\$8,165,000	
Uses				
Land		\$40,000	\$40,000	
Construction		\$6,130,000	\$6,107,000	
Development Fee		\$500,000	\$514,000	
Consultant Fee		\$270,000	\$277,000	
Construction Interest		\$200,000	\$243,000	
Const Loan Origination		\$102,000	\$40,000	
Architect Fees		\$140,000	\$140,000	
Other Soft Costs		\$365,000	\$504,000	
Operating Reserve		\$200,000	\$200,000	
ACC Reserve		\$100,000	\$100,000	
Total		\$8,047,000	\$8,165,000	
Cost Per Unit Before Reserves			\$163,854	
Construction Cost Per Unit			\$127,229	
City Subsidy Per Unit			\$15,396	