Bedford Place Apartments
Ringgold, Georgia
88 Units of Family Housing
Bedford Place – The Deal
88 Family Units, Ringgold, Georgia (small town located just outside the relatively large metro area of Chattanooga, TN.)

- Application Start – February 2002
- CO’s – May 2004
- 50% Rented by July 2004
- 100% Rented January 2005
# Bedford Place – Sources

## Sources

- **Section 538 (Construction Perm)** $1,200,000
- **HOME Loan** $2,000,000
- **LIHTC Proceeds** $4,338,630
- **Deferred Developer Fee** $103,304
- **Total** $7,641,934
Bedford Place - Uses

**Uses**

- Land $615,800
- Construction Contract $5,448,016
- Financing Costs (int and fees) $116,446
- Developer Fee $911,000
- Reserves $182,112
- Tax Credit Fees $40,346
- Permits & Tap Fees $61,200
- Architect $98,000
- Borrower Legal Fees $57,345
- Other Soft Costs $111,669

- Total $7,641,934
## Bedford Place – Rent Structure

<table>
<thead>
<tr>
<th></th>
<th>115% AMI</th>
<th>60% AMI</th>
<th>50% AMI</th>
<th>30% AMI</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>4</td>
<td>6</td>
<td>8</td>
<td>2</td>
<td>20</td>
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<tr>
<td>Two Bedroom</td>
<td>10</td>
<td>11</td>
<td>24</td>
<td>3</td>
<td>48</td>
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<tr>
<td>Three Bedroom</td>
<td>4</td>
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<td>8</td>
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<td><strong>Total</strong></td>
<td><strong>88</strong></td>
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### Rents
- One Bedroom: $197 to $400
- Two Bedroom: $231 to $500
- Three Bedroom: $519 to $550

- 2004 Average Median income for the Chattanooga, Tennessee MSA was $50,900
- Rents are therefore affordable in the income range $10,700 to $58,535
Bedford Place – Loan Details

- Georgia DCA HOME loan, $2,000,000 @ 1% interest, amortized for 30 Years (Lien Subordinated)

- Section 538 Loan, $1,200,000 @ 7.99% (All in) Interest, with 300 BP Interest Credit, 40 year Amortization with 30 year terms.
Monterey Pass – Deal #2
60 Senior Units in Thomson, Georgia (a small community outside Augusta, Georgia MSA)

- Site Located in a Qualified Tract and a USDA sponsored enterprise community
  Loan closed on February 8th, 2004
Monterey Pass – Sources

Sources

- Section 538 (Construction Perm) $615,000
- LIHTC Proceeds $4,498,229
- Total $5,113,229
Monterey Pass - Uses

Uses

- Land $330,000
- Construction Contract $3,550,000
- Financing Costs (int and fees) $97,135
- Developer Fee $615,000
- Reserves $47,729
- Tax Credit Fees $68,340
- Permits & Tap Fees $44,400
- Architect $75,000
- Borrower Legal Fees $56,000
- Other Soft Costs $229,625
- Total $5,113,229
Monterey Pass – Rent Structure

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<thead>
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<th>60% AMI</th>
<th>50% AMI</th>
<th>30% AMI</th>
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<tbody>
<tr>
<td>One Bedroom</td>
<td>13</td>
<td>11</td>
<td>4</td>
<td>28</td>
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<tr>
<td>Two Bedroom</td>
<td>15</td>
<td>14</td>
<td>3</td>
<td>32</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>60</strong></td>
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Rents

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<tr>
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<tbody>
<tr>
<td>One Bedroom</td>
<td>$325</td>
<td>$197</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$355</td>
<td>$228</td>
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Starlight Place
Americus, Georgia
52 Single Family Houses
Starlight Place – Sources

Sources

- Section 538 (Construction Perm) $375,000
- LIHTC Proceeds $4,314,784
- Deferred Developer Fee $60,216
- Total $4,750,000
Starlight Place - Uses

Uses

- Land $248,710
- Construction Contract $3,427,300
- Financing Costs (int and fees) $77,938
- Developer Fee $586,600
- Reserves $7,500
- Tax Credit Fees $45,224
- Permits & Tap Fees $34,645
- Architect $62,400
- Borrower Legal Fees $60,000
- Other Soft Costs $199,683
- Total $4,750,000
### Starlight Place – Rent Structure

<table>
<thead>
<tr>
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<th>60% AMI</th>
<th>50% AMI</th>
<th>30% AMI</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Two Bedroom</td>
<td>10</td>
<td>9</td>
<td>3</td>
<td>22</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>13</td>
<td>14</td>
<td>3</td>
<td>30</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>52</strong></td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>50-60% AMI</th>
<th>30% AMI</th>
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</thead>
<tbody>
<tr>
<td>Two Bedroom</td>
<td>$352</td>
<td>$165</td>
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<tr>
<td>Three Bedroom</td>
<td>$402</td>
<td>$186</td>
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The rent structure for Starlight Place includes different percentages of the Area Median Income (AMI) for two and three-bedroom apartments. The total number of units at 60%, 50%, and 30% AMI is 52. The rent for 50-60% AMI is $352 for two-bedroom units and $402 for three-bedroom units, while the rent for 30% AMI is $165 for two-bedroom units and $186 for three-bedroom units.
Typical 538 Loan Costs

- $2,500 application fee to USDA
- $1,000 to $2,000 application fee to lender
- $25,000 to $30,000 Permanent-Construction Loan Fee
- $4,500 in Construction Draw Fees
- $10,000 to $15,000 in Lender Legal Fees
- One Percent USDA Guaranty Fee (In Bedford Place that was $10,800)
538 Loan Process

- Response to NOFA through Lender to USDA (One Day of our Time)
- Letter of Invitation from USDA (Usually we receive in 30 to 45 days)
- Formal Application to USDA which includes A-95 approval and Environmental (This Takes us about 60 days because of A-95 approval, entails about two full working days of our time)
- USDA Processes and usually within two weeks, the Environmental is ready for two weeks of advertisement (about ½ day of our time)
- Funds are obligated at USDA, Letter of Conditions Issued (USDA usually does this within a couple of weeks of the last environmental run in the paper)
Loan Closing (this can take several days of work because of the other closings taking place at the same time.)

After the Closing, USDA issues the Loan Note Guarantee within a few days of closing or on the day of closing.