

RCA Backup

Item Title: RCA Backup – Decker Lofts

Estimated Sources of Funds

Sources

Tax Credit Equity	15,877,043
Bond Financing	29,125,000
Permanent Loan	4,000,000
Deferred Developer Fee	2,364,624
Total	\$ 51,366,667

Uses

Acquisition Costs	3,450,000
Hard Costs	32,238,078
Soft & Financing Costs	13,599,308
Reserves & Developer Fee	2,079,281
Total	\$ 51,366,667

Project Characteristics

Units	Bedrooms
10	1 bedroom
96	2 bedroom
132	3 bedroom
24	4 bedroom
262	<i>Total Units</i>

Population Served

Units	MFI Served	Rental/Ownership
46	< 40%	Rental
165	< 60%	Rental
46	< 80%	Rental
5	Market Rate	Rental
262	<i>Total Units</i>	

The NRP Group, LLC

The NRP Group was established in 1994, and has extensive experience developing, constructing, and managing multi-family housing, senior housing, student housing, and single-family urban infill. Since inception, NRP has constructed over 27,000 residential units in 13 states, and currently manages over 100 properties.