

RCA Backup

Item Title: RCA Backup – Franklin Park Apartments

Estimated Sources of Funds

| Sources | |
|------------------------|--------------|
| Debt | 15,150,000 |
| Third Party Equity | 6,790,363 |
| Deferred Developer Fee | 170,936 |
| Other | N/A |
| City of Austin | 0 |
| | |
| | |
| | |
| | |
| Total | \$22,111,299 |

| Uses | |
|-----------------|------------|
| Acquisition | 11,900,000 |
| Off-Site | 0 |
| Site Work | 1,000,000 |
| Sit Amenities | 1,000,000 |
| Building Costs | 2,645,500 |
| Contractor Fees | 226,390 |
| Soft Costs | 646,000 |
| Financing | 2,252,830 |
| Developer Fees | 2,440,579 |
| Total | 22,111,299 |

Summary of Units by MFI Level

| Income Restrictions | Efficiency | One Bedroom | Two Bedroom | Three Bedroom | Four (+) Bedroom | Total |
|----------------------|------------|-------------|-------------|---------------|------------------|-------|
| At or below 30% MFI | | | 17 | 8 | 1 | 26 |
| At or below 40% MFI | | | 31 | 16 | 6 | 53 |
| At or below 50% MFI | | | 32 | 16 | 4 | 52 |
| | | | | | | 0 |
| At or below 60% MFI | | | | | | 0 |
| At or below 80% MFI | | | 21 | 9 | 2 | 32 |
| At or below 120% MFI | | | | | | 0 |
| No Restrictions | | | | | | 0 |
| Total Units | 0 | 0 | 101 | 49 | 13 | 163 |

Dominium

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