RBA Backup

Item Title: RBA Backup – Woodway Square

Estimated Sources & Uses of Funds

	Sources		***Uses***
Debt	$34,000,000	Acquisition	$37,700,000
Third Party Equity	$23,947,188	Off-Site	
Grant		Site Work	
Deferred Developer Fee	$6,496,892	Site Amenities	
Other		Building Costs	$11,248,934
Previous AHFC Funding		Contractor Fees	$1,326,316
Expected AHFC Request		Soft Costs	$1,483,470
		Financing	$3,193,763
		Developer Fees	$8,405,750
		Reserves	$1,085,847
Total	**$ 64,444,080**	***Total***	**$ 64,444,080**

Population Served & Project Attributes

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						
Up to 30% MFI		33	2	1		**36**
Up to 40% MFI						
Up to 50% MFI						
Up to 60% MFI		27	136	41		**204**
Up to 70% MFI						
Up to 80% MFI						
Up to 120% MFI						
No Restrictions						
Total Units		**60**	**138**	**42**		**240**

Dominium

Dominium 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 more than 20 states across the nation. While Dominium is headquartered in Minnesota, it now operates a satellite office in Addison, Texas containing approximately 20 development and management staff. There are over 7,300 units in 42 properties across Texas that Dominium owns and manages.