

RCA Backup

Item Title: RCA Backup – Sage at Franklin Park

Estimated Sources & Uses of Funds

<u>Sources</u>		<u>Uses</u>	
Debt	\$50,730,000	Acquisition	\$1,943,180
Third Party Equity	\$41,367,816	Off-Site	
Grant		Site Work	\$6,920,000
Deferred Developer Fee	\$11,034,081	Site Amenities	\$4,900,000
Other	\$200	Building Costs	\$59,812,000
Previous AHFC Funding		Contractor Fees	\$10,028,480
Expected AHFC Request		Soft Costs	\$2,956,046
		Financing	\$3,744,844
		Developer Fees	\$12,827,547
Total	\$103,132,097	Total	\$103,132,097

Population Served & Project Attributes

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI			118	126	52	296
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	118	126	52	296

Population Served: General

Dominium Acquisition, LLC

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.