

## RBA Backup

**Item Title:** RBA Backup – Rowen Vale

### Estimated Sources and Uses of Funds

| Sources of Funds                |                     | Uses of Funds   |                     |
|---------------------------------|---------------------|-----------------|---------------------|
| Hard Debt                       | 4,400,000           | Acquisition     | 4,100,000           |
| Equity                          | 15,998,400          | Off-Site        | 360,000             |
| Soft Debt – Capital Magnet Fund | 1,000,000           | Site Work       | 930,000             |
| Deferred Developer Fee          | 1,127,911           | Site Amenities  | 102,650             |
| AHFC Loan                       | 4,320,000           | Building Costs  | 11,021,125          |
|                                 |                     | Contingency     | 868,964             |
|                                 |                     | Contractor Fees | 1,859,583           |
|                                 |                     | Soft Costs      | 2,489,409           |
|                                 |                     | Financing       | 1,814,458           |
|                                 |                     | Reserves        | 482,371             |
|                                 |                     | Developer Fee   | 2,817,751           |
| <b>Total</b>                    | <b>\$26,846,311</b> |                 | <b>\$26,846,311</b> |

### Project Unit Mix

#### Summary of Rental Units by MFI Level & Bedroom Count

| MFI Served         | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | Total Units |
|--------------------|------------|-----------|-----------|-----------|-------------|
| <b>30% MFI</b>     | 2          | 1         | 3         | 1         | <b>7</b>    |
| <b>50% MFI</b>     | 3          | 7         | 16        | 3         | <b>29</b>   |
| <b>60% MFI</b>     | 1          | 5         | 13        | 4         | <b>23</b>   |
| <b>80% MFI</b>     | 0          | 1         | 2         | 2         | <b>5</b>    |
| <b>Total Units</b> | <b>6</b>   | <b>14</b> | <b>34</b> | <b>10</b> | <b>64</b>   |

### Developer Information

O-SDA Industries is a City of Austin MBE/WBE and Texas HUB certified real estate development firm with a focus on infill development opportunities that delivers detail-oriented and sustainable mixed-income housing communities. Currently in the Austin area, the development team has completed the construction of 12 multifamily mixed-income developments and has two multifamily mixed-income developments under construction. The principal has financed and completed over 40 successful Housing Tax Credit applications across the state of Texas.