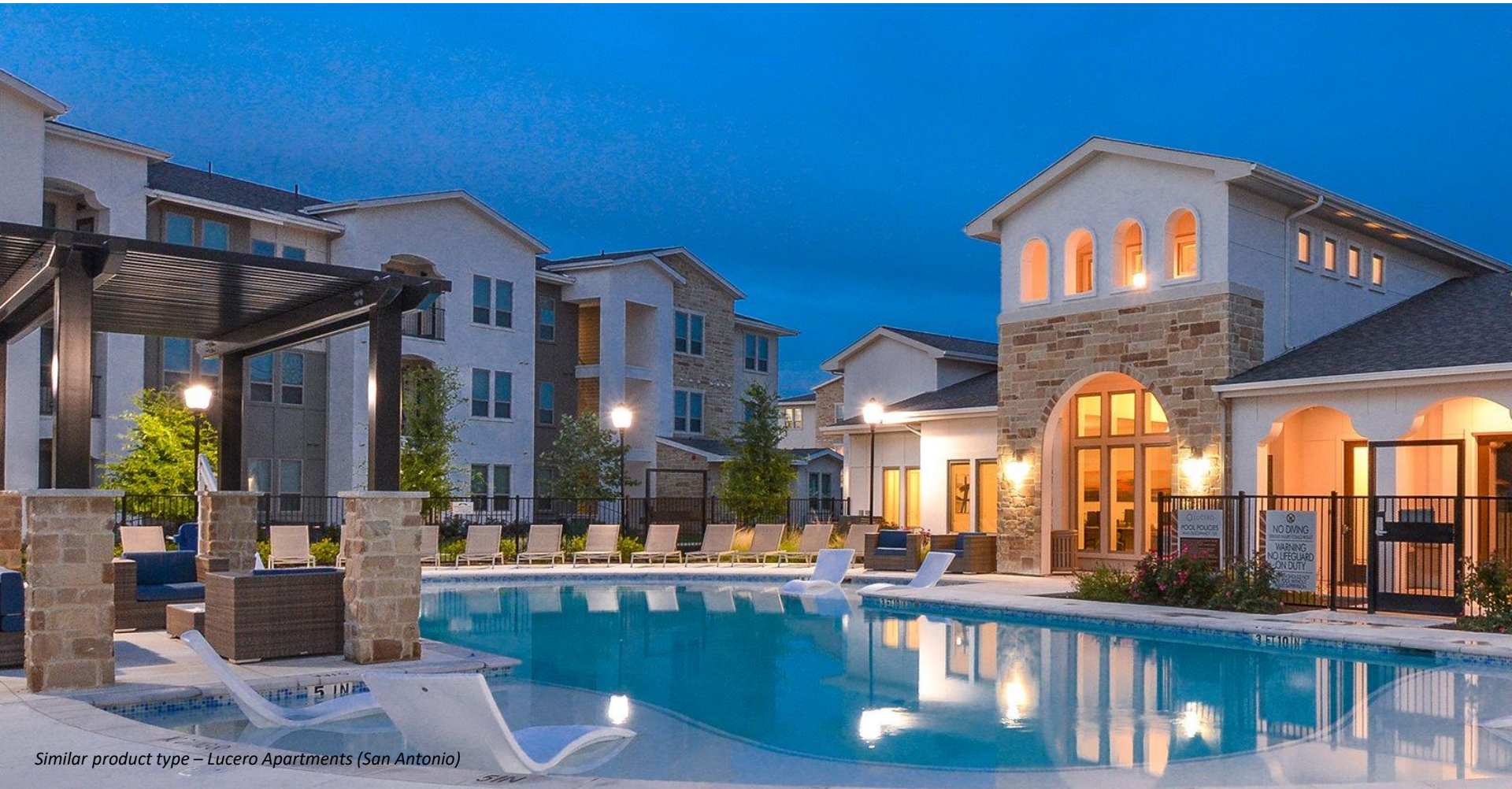


# McKinney Flats

Collin McKinney Pkwy  
McKinney, TX 75070



*Similar product type – Lucero Apartments (San Antonio)*

# Site Location



Collin McKinney  
Parkway

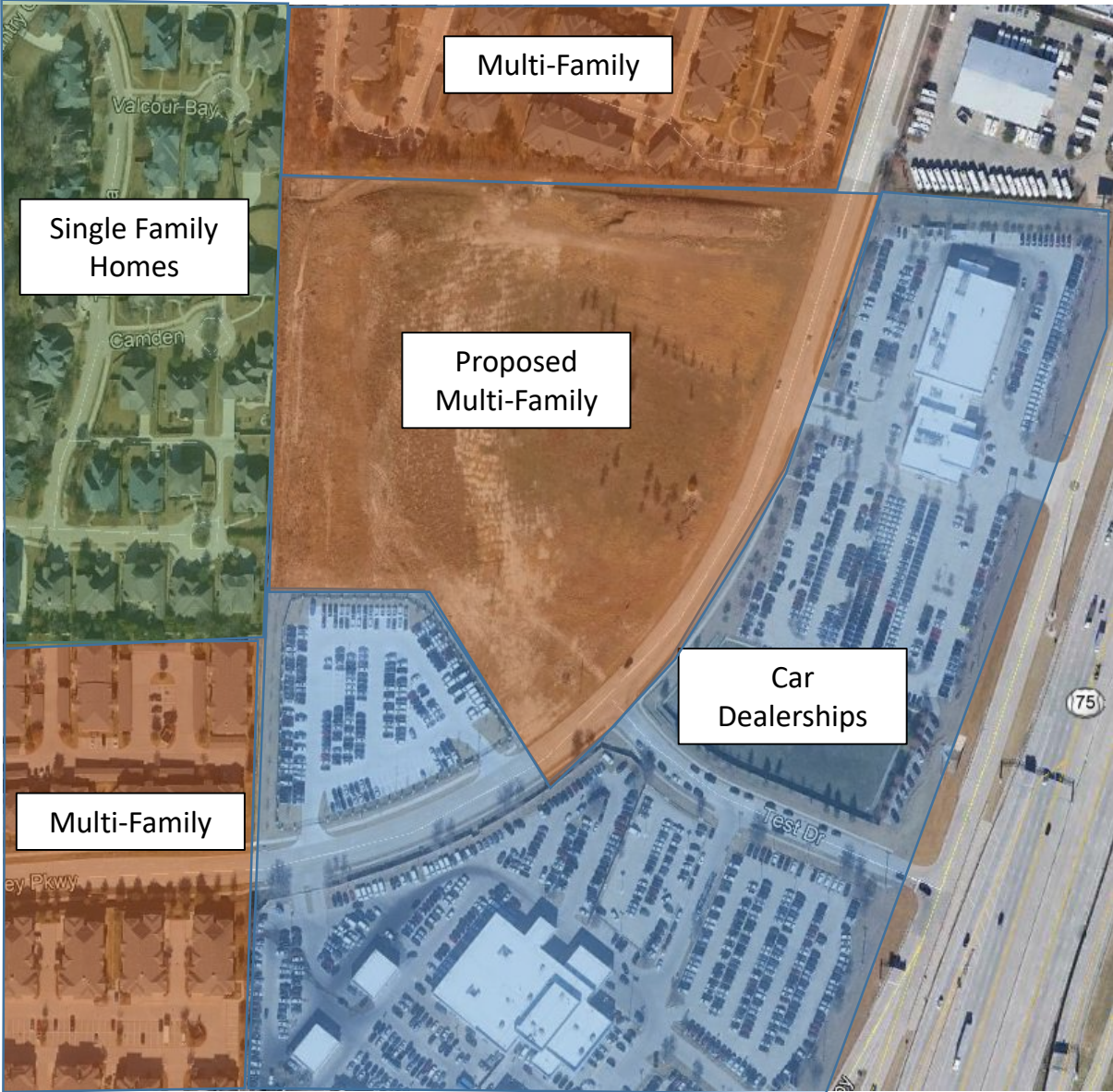
Acres: ~12

Across from the  
Volkswagen and  
Nissan dealerships

Adjacent to “El Lago”  
apartments

Currently vacant  
land

# Surrounding Uses



# Site Plan



Number of buildings: 4

Height: 3 stories

Units: ±205

Average Unit Size: 1045 SF

Amenities:

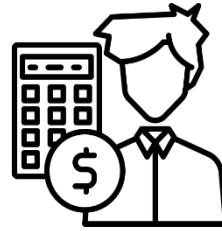
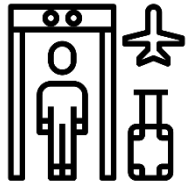
- Resort-style pool
- BBQ stations
- Covered children's playscape
- Clubhouse Lounge
- Fitness center
- Children's study/play room

# Affordability

Collin County 4-person  
Family Median Income:

**\$83,100**

**Units will be reserved for those making  
between 50% – 70% of the FMI**



50% of Family Median  
Income:

**\$41,550**

60% of Family Median  
Income:

**\$49,860**

70% of Family Median  
Income :

**\$58,170**

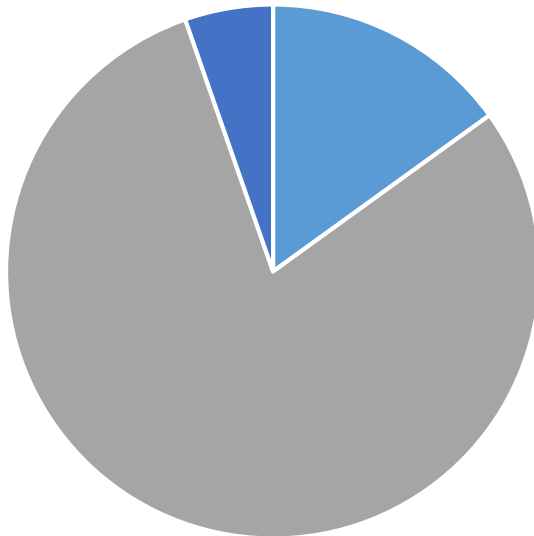
Financial Clerks - \$41,214  
EMS Dispatcher - \$42,131  
TSA Agent - \$40,680  
McKinney Code Enforcement -  
\$40,023

Janitorial/Housekeeping  
supervisors - \$49,551  
Plumbers/Pipefitters - \$49,626  
Tax Preparers - \$48,748  
Retail Supervisors - \$48,101

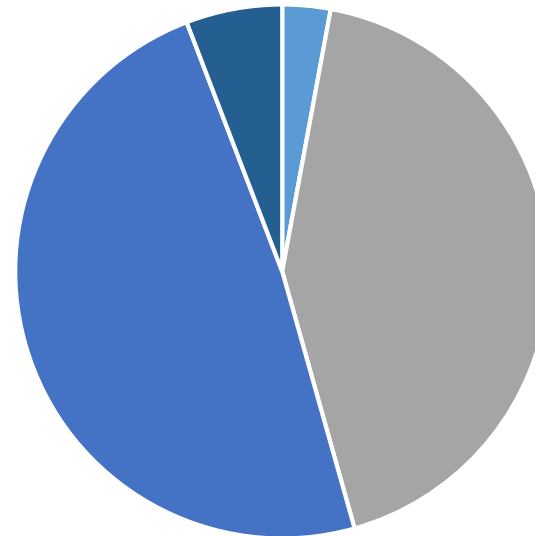
Flight Attendants - \$58,187  
Firefighters - \$57,741  
Special Education Teachers -  
\$57,643  
Crane Operator - \$57,473

# Unit Breakdown

Type	1 BR			2 BR			3 BR			4 BR		
AMI	50%	60%	70%	50%	60%	70%	50%	60%	70%	50%	60%	70%
# of Units:	1	4	1	14	70	4	15	80	5	1	10	1
Size:	~660 SF			~910-1000 SF			~1050-1160 SF			~1420 SF		



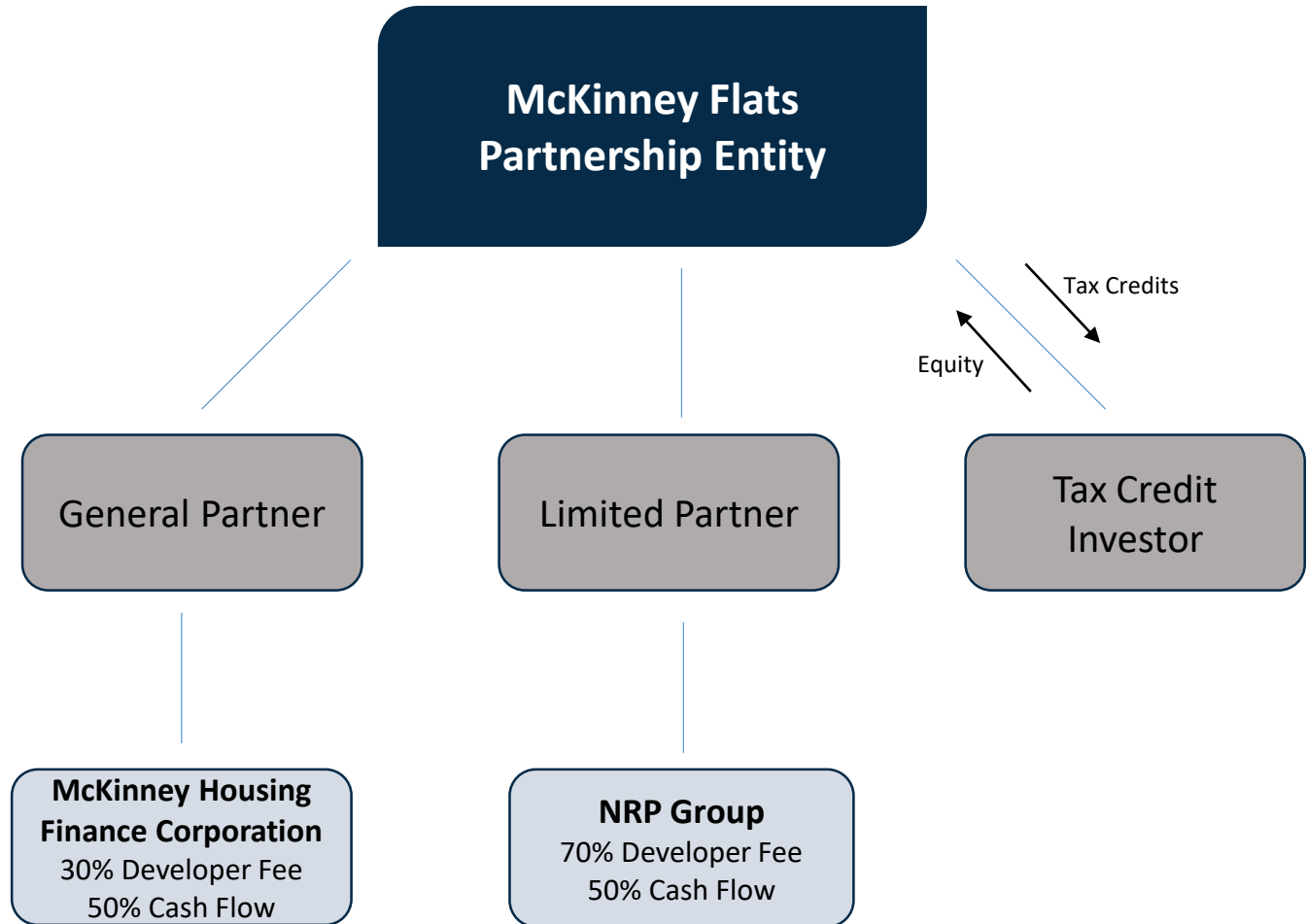
■ 50% ■ 60% ■ 70%



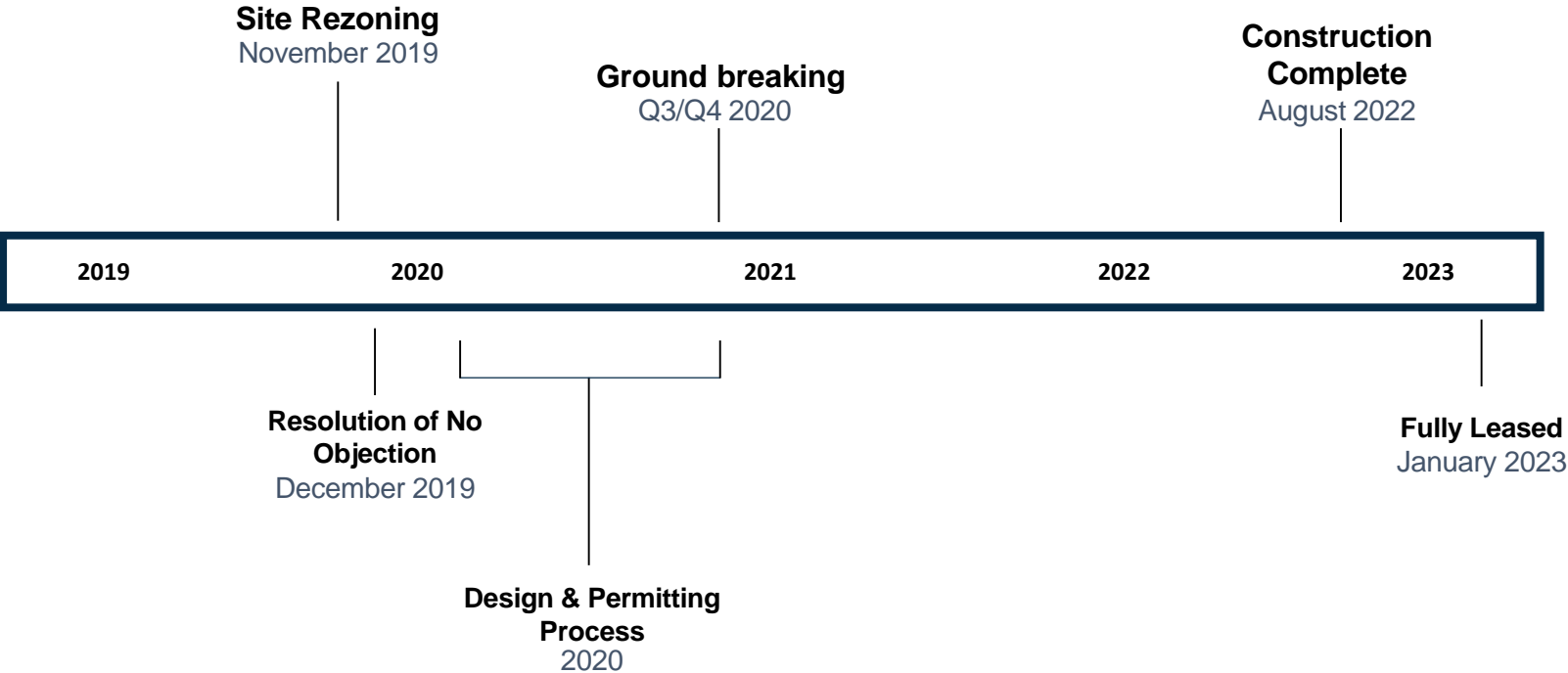
■ 1 BR ■ 2 BR ■ 3 BR ■ 4 BR

# Organizational Structure

In addition to portions of the developer fee and cash flow, the McKinney Housing Finance Corporation will also receive an issuer fees for the tax exempt bonds.



# Timeline



Planning & Zoning Commission	10/22/19	Passed Unanimously
City Council – Rezoning	12/3/19	Upcoming
City Council – RONO	12/17/19	Target Date



# NRP Experience: DFW Metroplex

NRP has developed 17 communities throughout the DFW Metro area with more in the pipeline.

Community	City	Product Type
Sterlingshire	Dallas	Affordable
Crestshire Village	Dallas	Affordable
Echo	Dallas	Market
Four Seasons at Clear Creek	Fort Worth	Affordable
Woodmont	Fort Worth	Affordable
2900 Broadmoor	Fort Worth	Affordable
Terrell Homes	Fort Worth	Affordable
Race Street Lofts	Fort Worth	Affordable
Mercantile Square	Fort Worth	Affordable
Landings at Marine Creek	Fort Worth	Affordable
The Elliot	Arlington	Senior
The Flats at 901	Euess	Market
Avenue 900	Euess	Market
Reserve II at Las Brisas	Irving	Affordable
Main Street Lofts	Mansfield	Market
The Veranda	Denton	Affordable
The Ellis	Carrollton	Market

# Similar NRP Developments

2900 Broadmoor- 324 units, Fort Worth



# Similar NRP Developments

The Veranda – 322 units, Denton



# Similar NRP Developments

Terrace at Walnut Creek – 324 units, Austin



# Similar NRP Developments

Lucero Apartments – 324 units, San Antonio





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